



24 EAST CLOSE, HINCKLEY, LE10 2TU

£300,000

No Chain. Spacious traditional semi detached family home with a very large garden and POTENTIAL BUILDING PLOT (subject to planning permission) and open views to rear. Popular and convenient, head of cul de sac location within walking distance of a parade of shops, doctors surgery, schools, the village centre, Hinckley town centre and good access to A5 and M69 motorway. In need of modernisation, benefiting from part storage heating and UPVC SUDG. Offers entrance porch, entrance hall, lounge, dining kitchen, conservatory, utility area, side entry with brick built WC and store room/utility room. Three bedrooms, shower room, separate WC and balcony. Impressive frontage in excess of 100 feet wide, driveway to detached garage, large side and rear gardens with open aspect to rear. Contact agents to view. Carpets, curtains, light fittings and wardrobes included.



TENURE

Council Tax Band B

ACCOMMODATION

UPVC SUDG front door with matching side panel to entrance porch with power points. Further hard wooden door leads to

ENTRANCE HALLWAY

With slimline storage heater, floor to ceiling clothes cupboard, telephone point, key pad for burglar alarm. Stairway to first floor with a useful storage cupboard beneath housing the meters. Door to

LOUNGE TO FRONT

12'1" x 12'11" (3.70 x 3.96)

With built in storage cupboard in an alcove, slimline storage heater, telephone point.



DINING KITCHEN TO REAR

10'7" x 18'6" (3.23 x 5.66)

The dining kitchen with inset one and a half bowls single drainer stainless steel sink unit, mixer tap above, double base unit beneath. Further matching floor mounted double cupboard, contrasting black roll edge working surface above. Tiled splashbacks, further matching wall mounted cupboard units and one tall larder unit. Appliance recess points, electric cooker point, slimline storage heater, laminate wood strip flooring. There is a wood panelled glazed door leads to a covered side entry, attached brick built WC with low level WC and a further brick built store room (1.86m x 2.46m) with light and power and a cold water feed. SUDG sliding patio doors to



CONSERVATORY

18'2" x 8'2" (5.56 x 2.49)

UPVC SUDG with power point, SUDG door to



UTILITY

8'11" x 10'8" (2.73 x 3.26)

With inset white sink unit, cold water tap above, surrounding white roll edge working surface, sliding doors leading to the side and rear garden

FIRST FLOOR LANDING

With loft access with extending aluminium ladders for access, loft is boarded with light and power. UPVC SUDG leads to walk on balcony with surrounding metal balustrades with surrounding open views and of the garden.

BEDROOM ONE TO FRONT

10'3" x 12'9" (3.14 x 3.91)



BEDROOM TWO TO REAR

10'1" x 12'4" (3.08 x 3.78)

With a range of bedroom furniture and wide slimline storage heater, built in original storage cupboard.



BEDROOM THREE TO FRONT

8'0" x 8'7" (2.44 x 2.62)

With built in storage cupboards.



SHOWER ROOM TO REAR

5'5" x 5'8" (1.67 x 1.73)

With walk in shower with glazed shower screen, vanity sink unit with double cupboard beneath. Further airing cupboard housing the cylinder for domestic hot water, door to



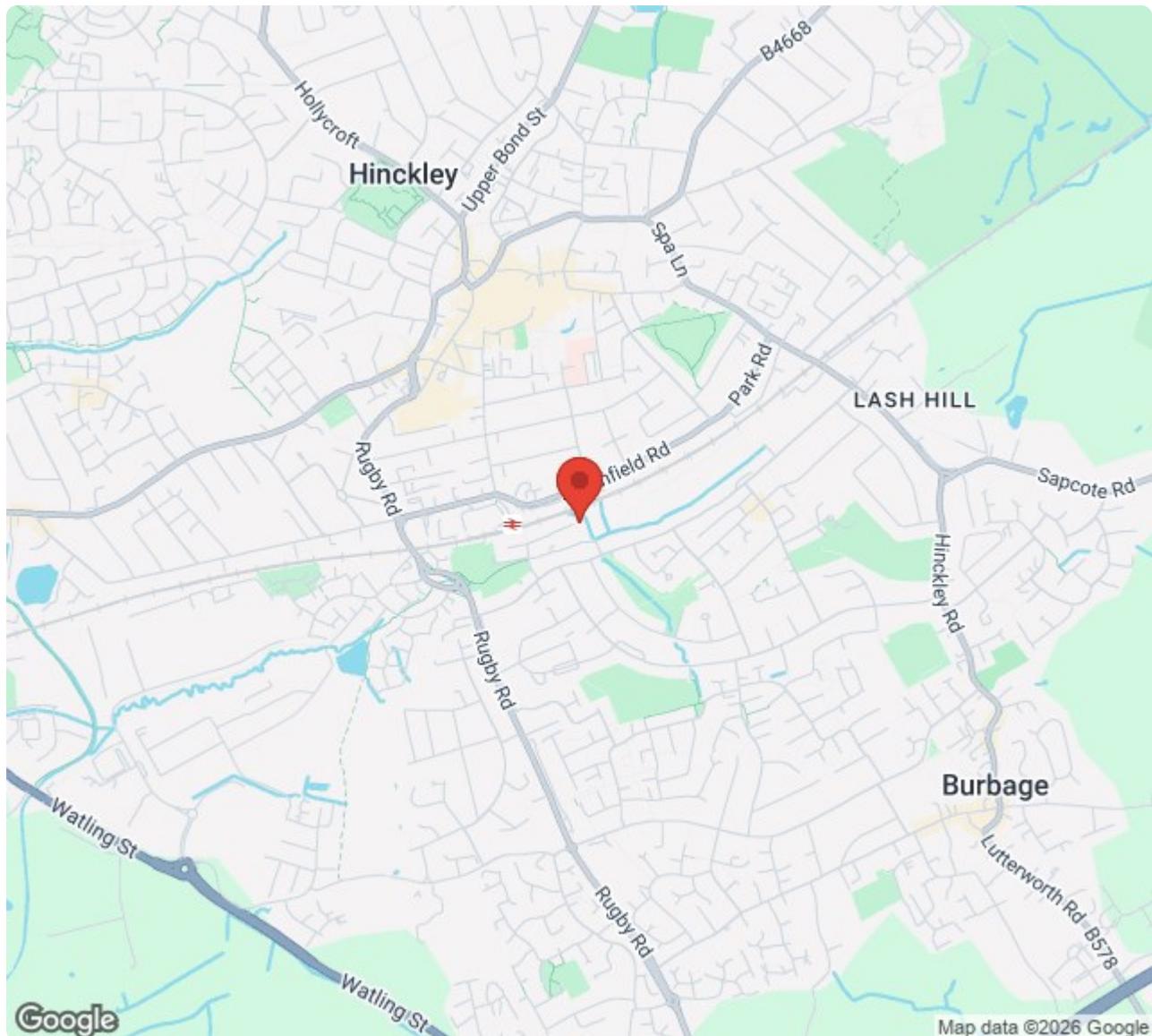
SEPARATE WC

With low level WC.

OUTSIDE

The property is situated at the head of the cul de sac, set back from the road screened behind a low retaining wall and wrought iron railings. Double wrought iron gates and pedestrian gate lead to a tarmacadam driveway offering ample car parking leading to a detached brick built garage (5.38m x4.52m). With double metal doors to front rear pedestrian door and windows to side, light and power. One of the features of this particular property is that it is situated on a large mature corner plot enclosed by panel fencing and mature hedging. The rear garden is principally paved for easy maintenance with ornamental pond with timber sheds. There is a large side garden, principally laid to lawn with surrounding well stocked beds and borders and mature trees and fruit trees. There is a further timber and metal shed to rear and to the side of the property there are double metal gates for further access to side. There are open views to rear. Also the property has a impressive frontage of over a 100 feet with ample room for an extension, further garaging or a BUILDING PLOT (subject to planning permission).





Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs (92 plus) A	73
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales EU Directive 2002/81/EC	
Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales EU Directive 2002/91/EC	

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