

Scrivins & Co Ltd 98 Castle Street, Hinckley, Leicestershire, LE10 1DD
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7 ARGUILE PLACE, HINCKLEY, LE10 0GH

ASKING PRICE £280,000

Outstanding and vastly improved and refurbished 2003 Fairclough homes built coach house with a large garden. Sought after and highly convenient location in an impressive block paved courtyard development, within walking distance of the town centre, The Crescent, train and bus stations, schools, doctors, dentists, Hollycroft Park, bars and restaurants, leisure centre and good access to major road links. Immaculate contemporary style interior includes white panelled interior doors, wooden flooring, luxury re fitted kitchen and shower room, fitted wardrobes, spotlights and wired in smoke alarms. Gas central heating UPVC SUDG. Spacious accommodation offers entrance lobby, entrance hall, lounge, dining kitchen and garden room. Two double bedrooms (both with fitted wardrobes.) Shower room. Driveway and a large sunny landscaped rear garden with summer house. Viewing highly recommended. Carpets, blinds and white goods included.



TENURE

Leasehold
Council Tax Band C

ACCOMMODATION

Open pitched and tiled canopy porch, overhead lighting, attractive composite panelled SUDG front door to

ENTRANCE HALLWAY

With wired in smoke alarm and consumer unit, all power points and light switches throughout the property are in brushed chrome,
Stairway to first floor, attractive panelled interior door leading to

GARDEN ROOM

10'1" x 17'5" (3.08 x 5.31)

With grey ash laminate strip flooring, feature fireplace incorporating living flame pebble effect electric fire with a remote control, solid wood mantel above, power point and TV aerial above for a wall mounted flat screen TV. Double panelled radiator, coving to ceiling. A built in bar with an inset single drainer stainless steel sink, mixer tap above, surrounding woodgrain bar working top, wine chiller, fridge beneath and surrounding display shelving. Door to a walk in under stairs storage cupboard with grey ash laminate wood strip flooring, fitted storage cupboard shelving, light and power, UPVC SUDG door to garden.



OUTSIDE TO REAR

A slabbed pathway leads down the side of the property with a timber gate to the large rear fully fenced enclosed garden which has a sunny aspect having been landscaped, a deep porcelain tiled patio with surrounding wood and block paved edgings. A retaining wall beyond which the garden is principally laid to lawn with decorative borders, stoned areas and mature tree. There is also a timber summer house with light and power. Outside tap, lighting and double power point.



FIRST FLOOR HALLWAY

With two radiators, telephone point, door bell chimes, two wired in smoke alarms. two double glazed Velux windows with built in blinds. Door to coat/storage cupboard. A further door to airing cupboard with shelving which also houses the gas, condensing combination boiler for central heating and domestic hot water. New as of 2024 and still under warranty.



FRONT LOUNGE

11'8" x 12'11" (3.56 x 3.95)

With living log effect electric fire with remote control, one radiator, concealed power and aerial points for wall mounted flat screen TV, coving to ceiling,



FRONT REFITTED KITCHEN DINING ROOM

18'8" max x 10'8" max (5.69 max x 3.27 max)

A refitted kitchen with a fashionable range of light grey fitted kitchen units. Inset single drainer stainless steel sink with mixer tap above, double base unit beneath. Further matching range of floor mounted cupboard units and drawers. Contrasting walnut finish roll edge working surfaces above with inset four ring gas Neff hob unit and Neff fan assisted oven with grill beneath, black chimney extractor above. Matching upstands and tiled splashbacks. A further matching range of wall mounted cupboard units. One display unit with glazed doors. Integrated larder fridge freezer. Plumbing for automatic mashing machine and dishwasher. Both the washing machine and dishwasher are included.

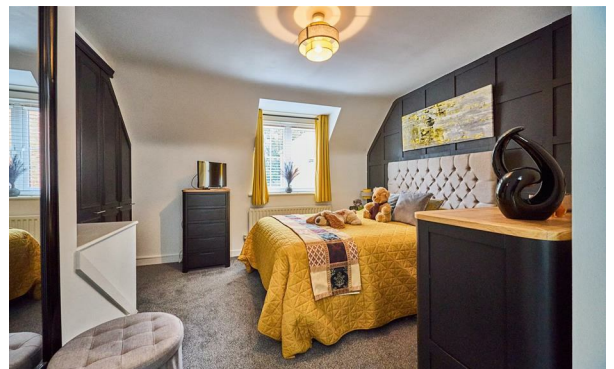
Inset ceiling spotlights, oak finished laminate wood strip flooring, radiator and coving to ceiling. Power point and TV aerial for a wall mounted flat screen TV.



BEDROOM ONE TO FRONT

11'8" x 13'1" (3.58 x 4.01)

With a range of fitted bedroom furniture in black consisting of two double and one single wardrobe units, radiator, TV aerial point. A feature black wood panelled wall.



BEDROOM TWO TO REAR

8'11" x 10'2" (2.72 x 3.12)

With a range of fitted bedroom furniture in duck egg blue consisting of one double and one single wardrobe units, radiator, double glazed Velux window with built in blind, loft access with extending timber ladder for access. The loft is majority boarded with lighting.



REFITTED SHOWER ROOM

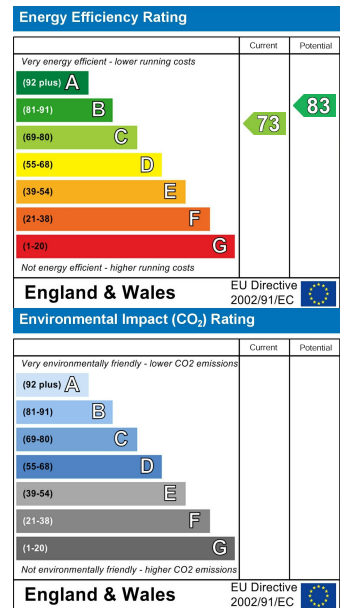
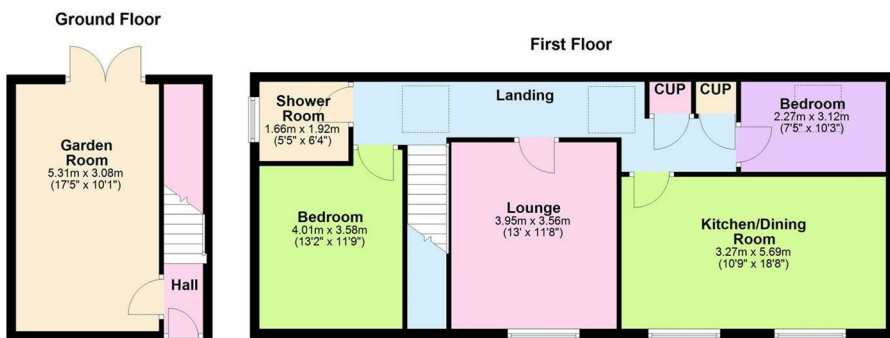
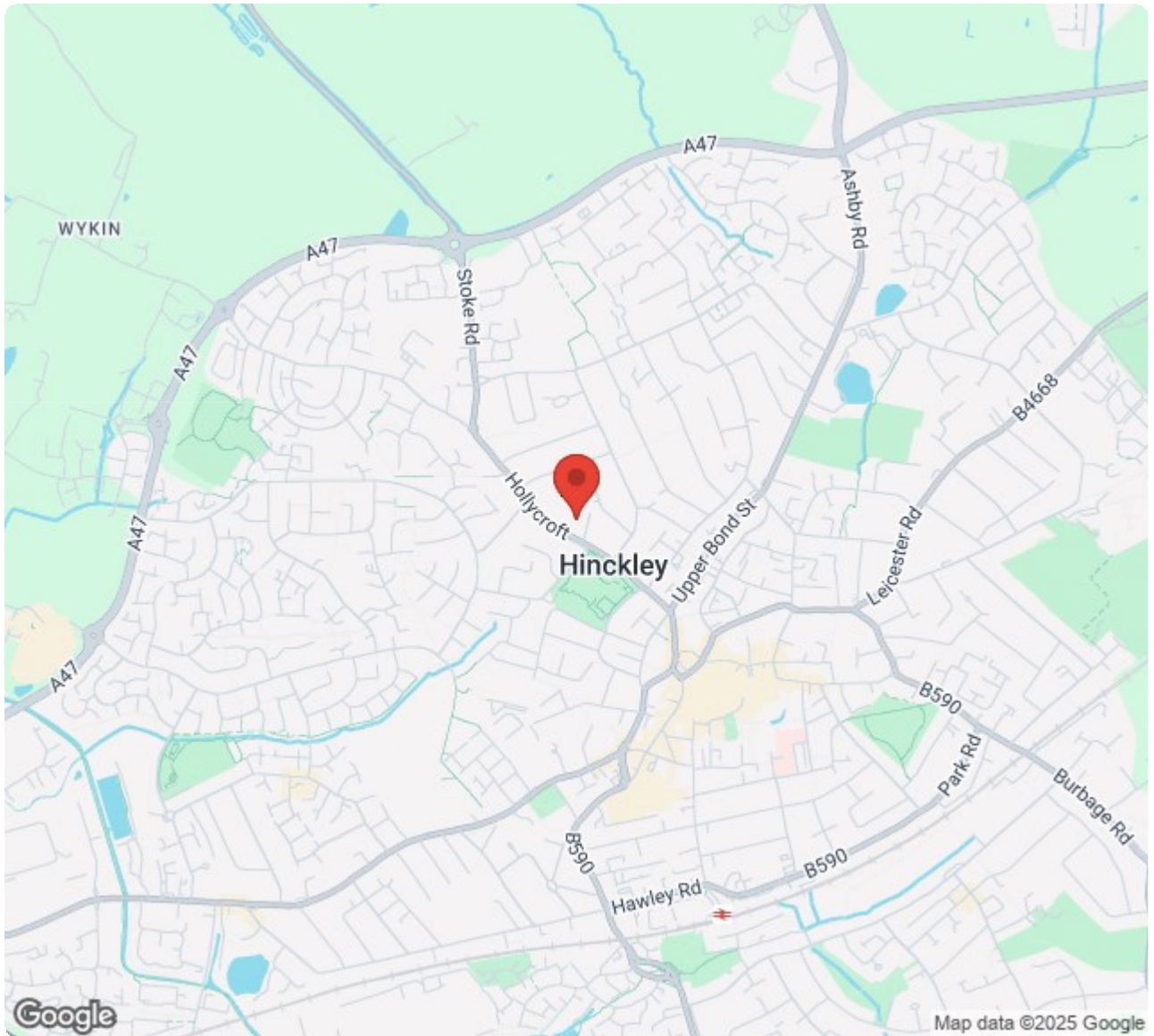
6'3" x 5'5" (1.92 x 1.66)

With a white suite consisting of a fully tiled walk in double shower with glazed shower screen, rain shower with hand held attachment above. Vanity sink with gloss white cupboards and drawers beneath, low level WC, contrasting tiled surrounds, inset ceiling spotlights, extractor fan, chrome heated towel rail and shaver point.



OUTSIDE TO FRONT

The property is nicely situated, set back from the road with a tarmacadam car parking space to front.



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