

# Scrivins & Co

## Sales & Lettings

Scrivins & Co Ltd 98 Castle Street, Hinckley, Leicestershire, LE10 1DD  
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**10 ERSKINE CLOSE, HINCKLEY, LE10 0XL**

**ASKING PRICE £265,000**

Extended and refurbished modern Jelson built semi detached family home. Sought after an convenient cul de sac location within walking distance of a parade of shops, doctors surgery, Battling Brook School, parks, the town centre and good access to major road links. Well presented including feature fireplace, refitted kitchen and bathrooms, gas central heating, UPVC SUDG and UPVC SUDG soffits and fascias. Spacious accommodation offers entrance hall, lounge, dining room, UPVC SUDG conservatory and kitchen, three double bedrooms main with fitted wardrobes. Could easily be converted into four bedrooms, a family bathroom and separate WC. Driveway to carport and detached garage, enclosed sunny rear garden. Viewing recommended. Carpets, most blinds and light fittings included.



## TENURE

Freehold  
Council tax Band B

## ACCOMMODATION

Attractive grey composite panel and SUDG and leaded front door to

## ENTRANCE HALLWAY

With oak finished laminate wood strip flooring, fitted meter cupboard, radiator, stairway to first floor, attractive white six panel interior doors on the ground floor lead to

## LOUNGE TO FRONT

10'11" x 12'11" (3.34 x 3.95)

With feature fireplace having ornamental wood surrounds raised marble hearth and backing incorporating living flame coal effect gas fire, double panel radiator, TV and telephone points including Broadband, wireless digital thermostat for the central heating system, USB points, white wood and glazed double doors lead to



## DINING ROOM TO REAR

7'8" x 11'6" (2.36 x 3.53)

With double panel radiator, useful under stairs storage cupboard, further USB points, UPVC SUDG sliding patio doors to



## CONSERVATORY TO REAR

8'2" x 9'11" (2.50 x 3.03)

With ceramic tiled flooring, ceiling mounted fan light, three double power points, the conservatory blinds are included, UPVC SUDG french doors lead to the rear garden.



## REFITTED KITCHEN TO REAR

5'10" x 11'7" (1.79 x 3.55)

With a range of beech finished fitted kitchen units consisting single inset single drainer stainless steel sink unit mixer taps above cupboard beneath, further matching floor mounted cupboard units, five and two drawer unit, wine rack, contrasting roll edge working surface above with inset four ring stainless steel gas hob unit, double fan assisted oven with grill beneath, stainless steel splashback, stainless steel chimney extractor above, tiled splashbacks further matching range of wall mounted cupboard units one concealing the Worcester gas condensing combination boiler for central heating and domestic hot water new as of 2024 still under warranty. Appliance recess points, plumbing for automatic washing machine, ceramic tiled flooring, integrated larder fridge, UPVC SUDG door to rear garden.



## FIRST FLOOR LANDING

With built in linen cupboard, radiator, loft access.

### **BEDROOM ONE TO REAR**

9'1" x 13'11" (2.79 x 4.26)

(This was previously bedroom two). With a range of Hammonds fitted bedroom furniture in maple finish consisting two double, one single and one corner wardrobe units incorporating hanging rails and shelves, two matching bedside cabinets and chest of drawers, radiator and ceiling mounted fan light.



### **BEDROOM TWO TO FRONT**

11'0" x 8'5" (3.37 x 2.58)

With built in double wardrobe, radiator.



### **BEDROOM THREE TO FRONT**

6'11" x 10'7" (2.13 x 3.23)

With radiator.



### **REFITTED FAMILY BATHROOM TO REAR**

6'11" x 9'10" (2.13 x 3.01)

With white suite consisting of a panel bath, shower cubicle with glazed shower doors, vanity sink unit with cupboards beneath, mirror and shaver light above, low level WC, radiator.



### **SEPARATE WC**

With white suite consisting low level WC, pedestal wash hand basin, tiled splashbacks.

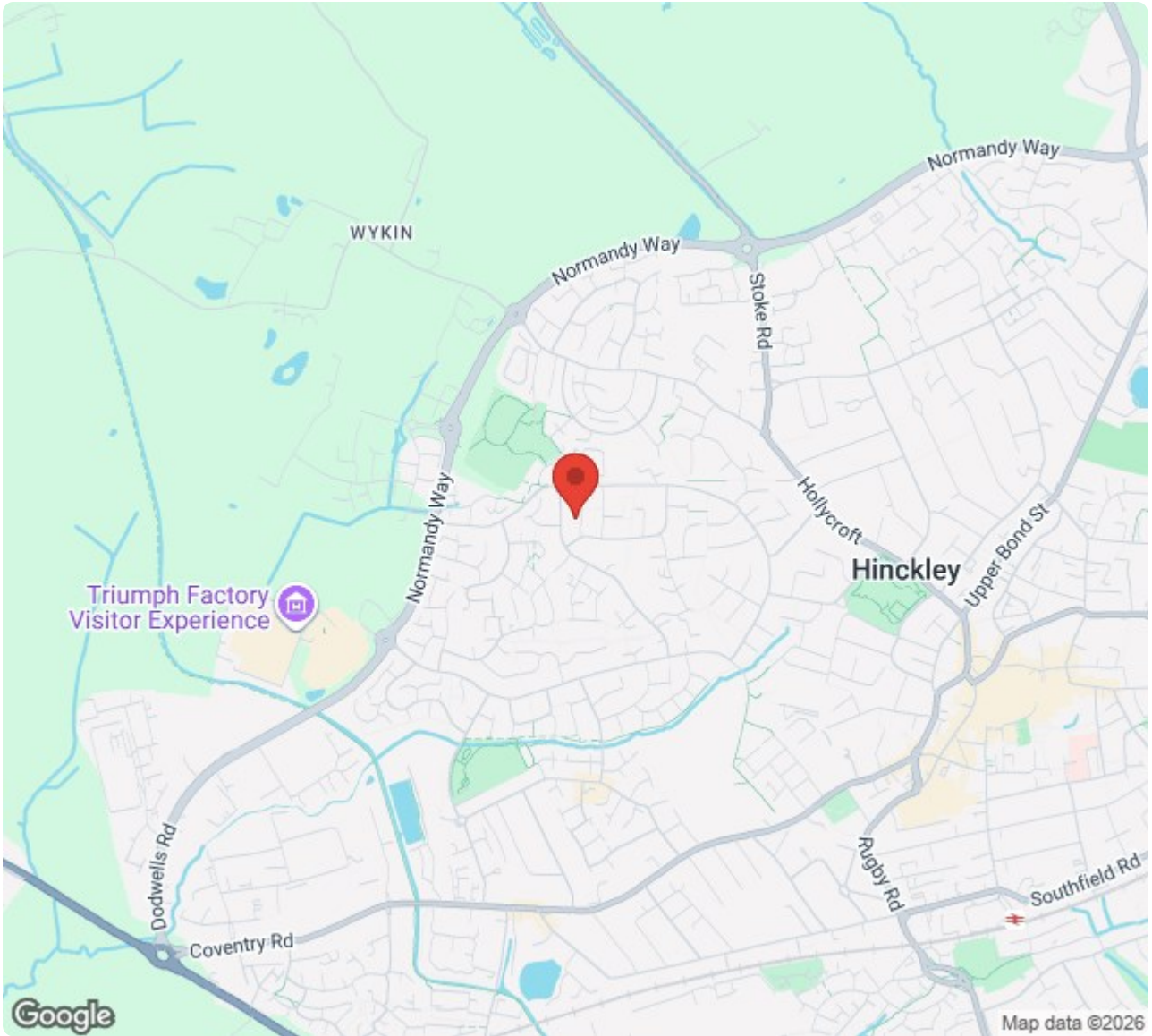


### **OUTSIDE**

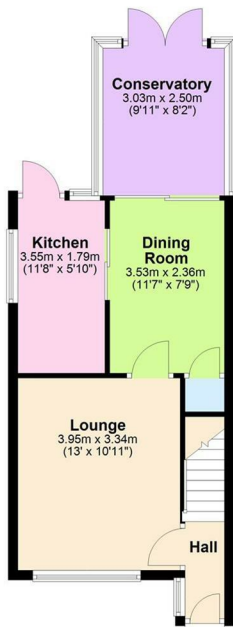
Outside the property is nicely situated in a cul de sac set back from the road having a full width Tarmac driveway to front offering ample car parking, the driveway extends down the side of the property through double ornamental wrought iron gates to

a full length carport where there is a light and outside tap leading to a detached brick built garage at the rear (2.51m x 4.96m) with up and over door to front window to rear also has light and power. There is a fully fenced and enclosed rear garden where there is a deep flagstone and composite full width decking patio adjacent to the rear of the property beyond which the garden is principally laid to lawn beyond which is an ornamental pond with waterfall, the garden has a sunny aspect.

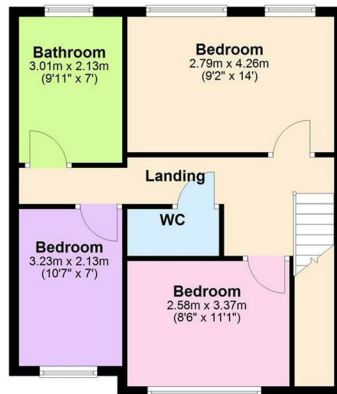




**Ground Floor**



**First Floor**



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