

Scrivins & Co

Sales & Lettings

Scrivins & Co Ltd 98 Castle Street, Hinckley, Leicestershire, LE10 1DD
Company Number: 11832775 (Registered in England and Wales)

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9 DOVE CLOSE, HINCKLEY, LE10 0RY

OFFERS OVER £200,000

Modern two bedroom semi detached home. Popular and convenient cul de sac location within walking distance of a parade of shops, doctors surgery, schools, parks, the town centre, the Crescent, train and bus stations and good access to major road links. Well presented and benefiting from laminate wood strip flooring, air conditioning unit, gas central heating and UPVC SUDG. Accommodation offers entrance hallway, kitchen and lounge diner. Two double bedrooms and shower room. Enclosed driveway and rear garden with shed. Carpets, blinds and light fittings included.



TENURE

Freehold
Council tax Band B

ACCOMMODATION

Composite and glazed front door to

ENTRANCE HALLWAY

With stairway to the first floor, radiator, laminate wood strip flooring, door to

KITCHEN TO FRONT

9'9" x 6'7" (2.99 x 2.02)

With a range of floor standing fitted kitchen units with roll edge working surface above, inset stainless steel drainer sink with mixer tap, integrated oven with induction hob, extractor above, under counter space for a washing machine and space for a fridge freezer. Further matching range of wall mounted cupboard units one housing the Worcester gas combination boiler, black tiled splashbacks, tiled flooring, serving hatch.



LOUNGE/DINER TO REAR

16'0" x 13'0" (4.88 x 3.98)

With feature fireplace with stone hearth and wooden mantle surrounding, radiator, TV aerial point, laminate wood strip flooring, door to a under stairs storage cupboard, door to the rear garden.



FIRST FLOOR LANDING

With loft access which is partially boarded with lighting, door to a airing cupboard. Door to

BEDROOM ONE TO REAR

9'8" x 13'1" (2.96 x 3.99)

With radiator, wall mounted air conditioning and heating unit.



BEDROOM TWO TO FRONT

9'10" x 9'4" (3.00 x 2.86)

With radiator, wood and glazed folding door to a storage cupboard.



SHOWER ROOM

6'11" x 6'1" (2.11 x 1.86)

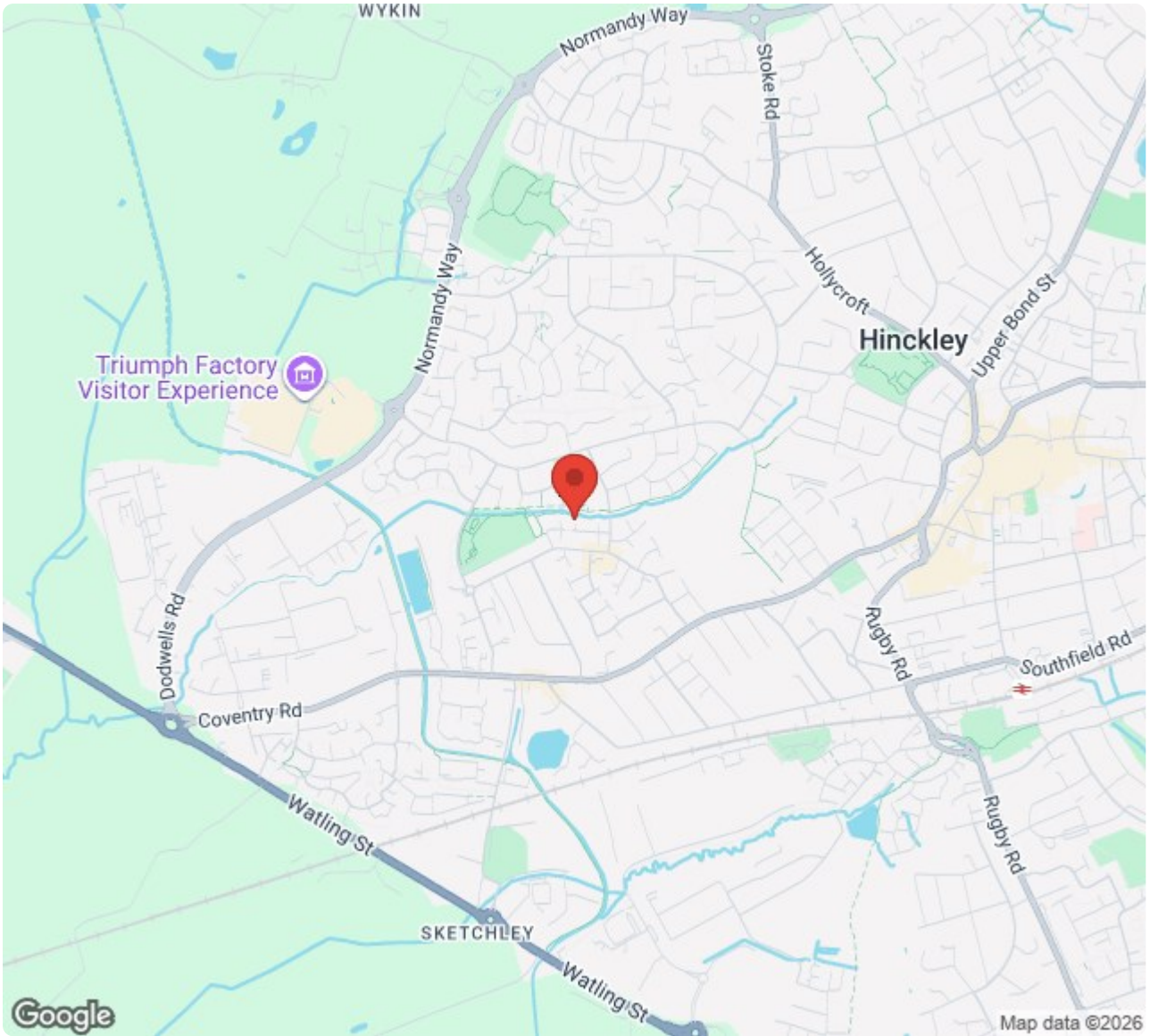
With corner shower cubicle with mains shower attachment and sliding shower doors, low level WC, vanity sink unit with double cupboard beneath, matching wall mounted cupboard unit, chrome heated towel rail, vinyl flooring.



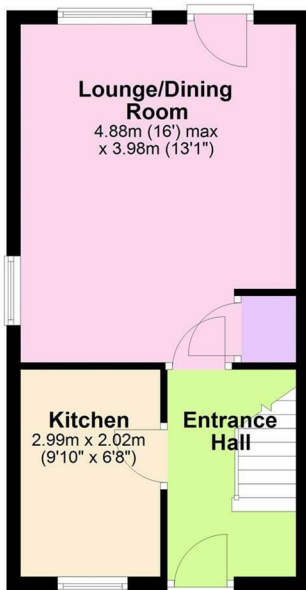
OUTSIDE

Outside the property is nicely situated in a cul de sac with the front garden enclosed by hedging and a wooden gate down the left hand side of the property leads to the tarmac driveway and the enclosed rear garden with slab patio adjacent to the rear of the property beyond which the garden is principally laid to lawn and to the top of the garden there is a large timber shed.

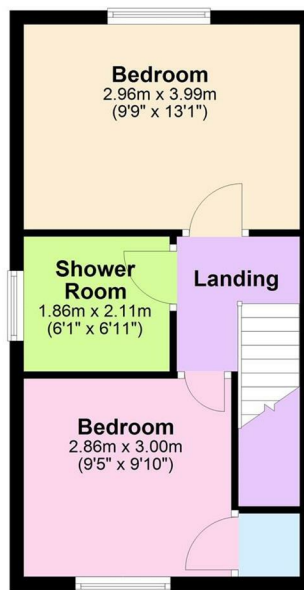




Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D		63	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/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			
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Not environmentally friendly - higher CO ₂ emissions			
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