Scrivins & Co
Sales & Lettings

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

T **01455 890480** E **sales@scrivins.co.uk** W **scrivins.co.uk**

25 AULTON CRESCENT, HINCKLEY, LE10 0XA

OFFERS OVER £230,000

Spacious modern Jelson built town house overlooking a Green. Sought after and convenient cul de sac location within walking distance of a parade of shops, Doctors surgery, Battling Brook School, the town and with good access to major road links. Immaculately presented and refurbished including panelled interior doors, feature fireplace, refitted kitchen, refitted bathroom, gas central heating and UPVC SUDG. Offers entrance hall, open plan lounge dining room and kitchen & conservatory. Three good sized bedrooms and bathroom with shower. Driveway to garage. Hard landscaped front and enclosed sunny rear garden. Viewing highly recommended. Carpets, blinds and light fittings included.

TENURE
FREEHOLD

ACCOMMODATION
Attractive UPVC SUDG front door to

ENTRANCE HALLWAY
with double panelled radiator. Stairway to first floor. Fitted meter cupboard. Oak panelled and etched glazed door to

LOUNGE
18'10" x 10'10" (5.75 x 3.32)
with feature fireplace having ornamental white wooden surrounds with raised marble hearth and backing incorporating a living flame coal effect gas fire. Double panelled radiator. TV aerial point.

REFITTED DINING KITCHEN
18'10" x 7'8" (5.75 x 2.34)
with a range of floor standing and wall mounted cupboard units with inset composite sink with mixer tap above. Wall mounted cupboard units and appliance recess points. UPVC SUDG sliding doors to

UPVC SUDG CONSERVATORY
11'5" x 9'0" (3.50 x 2.75)
with UPVC SUDG door to outside.

FIRST FLOOR LANDING
with loft access. Gas condensing combination boiler for central heating and domestic hot water. Attractive white four panelled interior door to

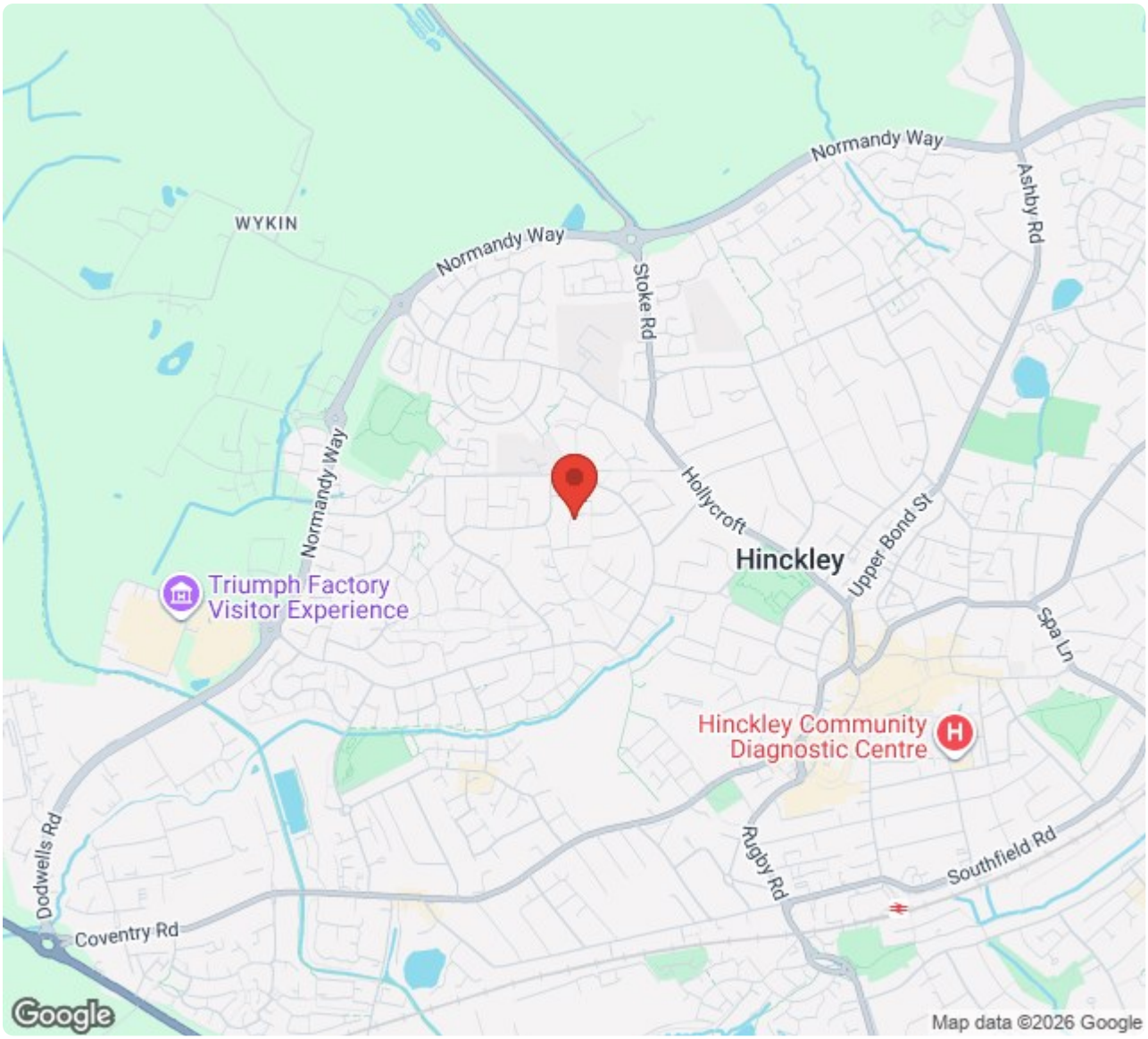
BEDROOM ONE TO REAR
11'6" x 8'10" (3.52 x 2.70)
with built in double slide robe. Single panelled radiator.

BEDROOM TWO TO FRONT
9'10" x 8'11" (3.02 x 2.72)
with single panelled radiator.

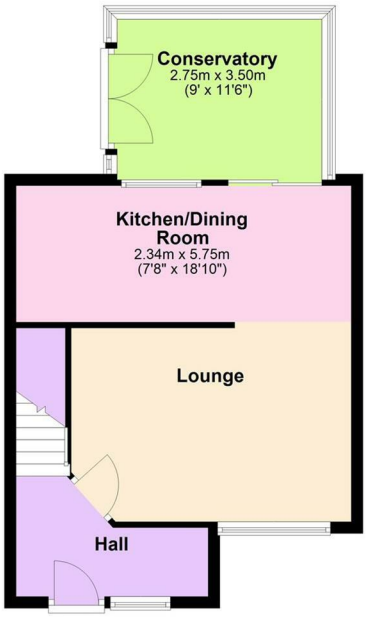
BEDROOM THREE TO FRONT
6'5" x 6'11" (1.97 x 2.12)
with built in wardrobe. Single panelled radiator.

REFITTED BATHROOM TO REAR
6'10" x 5'10" (2.10 x 1.79)
with white suite consisting panelled bath with mains shower unit above and glazed shower screen to side. Vanity sink unit with gloss white double cupboard beneath. Low level WC. Contrasting tiled surrounds. Oak finish laminate wood strip flooring. Chrome heated towel rail.

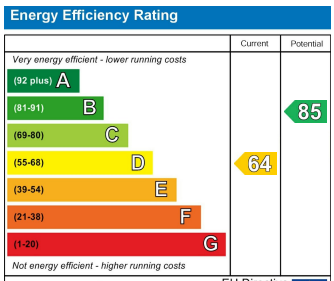
OUTSIDE
The property is nicely situated overlooking a Green, set back from the road, the front garden being stoned for easy maintenance. There is a fully fenced and enclosed rear garden, having been landscaped, full width slabbed patio adjacent to the rear of the property, edged by railway sleepers, beyond which is artificial grass. To the top of the garden is a full width deep slabbed patio. Outside tap and light. Close by to the property en bloc is a driveway to a brick built garage.

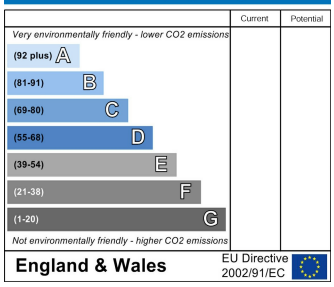


Ground Floor



First Floor





Scrivins & Co Sales & Lettings

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

T 01455 890480 E sales@scrivins.co.uk W scrivins.co.uk

naea | propertymark PROTECTED
arla | propertymark PROTECTED