Scrivins & Co Sales & Lettings

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6 GOLD CLOSE, HINCKLEY, LE10 0GY

£235,000

Modern three bedroom semi detached home on a good sized plot. Sought after and convenient location within walking distance of Battling Brook school, a parade of shops, doctors surgery, the Town centre, the Crescent, train and bus stations and good access to major road links. Well presented and benefiting from tiled flooring, white panelled interior doors, gas central heating and UPVC SUDG. Spacious accommodation offers hallway, separate WC, kitchen and lounge diner. Three bedrooms and bathroom. Driveway to side and good sized enclosed rear garden. Carpets and blinds included.







TENURE
Freehold
Council tax Band C

ACCOMMODATION
Composite SUDG front door to

ENTRANCE HALLWAY
With laminate flooring, stairway to first floor, radiator, smoke alarm, white panelled interior door to the

SEPARATE WC
5'9" x 2'10" (1.76 x 0.87)
With low level WC, wall mounted sink unit with tiled splashbacks, double panelled radiator and extractor fan.



KITCHEN TO FRONT
8'8" x 11'9" (2.65 x 3.60)
With a range of floor standing fitted kitchen units with roll edge working surfaces above, inset stainless steel drainer sink with mixer tap, AEG oven with four ring gas hob and extractor above, under counter space for washing machine and dishwasher, a further range of matching wall mounted cupboard units, white tiled splashbacks, cupboard housing the Glow worm gas combination boiler, tiled flooring and radiator.



LOUNGE DINER TO REAR
15'11" x 12'5" (4.86 x 3.81)
With double panelled radiator, TV aerial point, door to under stairs storage cupboard, UPVC SUDG french doors to the rear garden.



FIRST FLOOR LANDING
With loft access, smoke alarm.

BEDROOM ONE TO REAR
8'9" x 13'6" (2.69 x 4.12)
With Hammonds fitted wardrobes consisting of one double and two single with matching bedside tables, TV aerial point, radiator.



BEDROOM TWO TO FRONT
8'8" x 10'11" (2.66 x 3.35)
With radiator.



BEDROOM THREE TO REAR
9'3" x 6'9" (2.82 x 2.07)
With radiator.



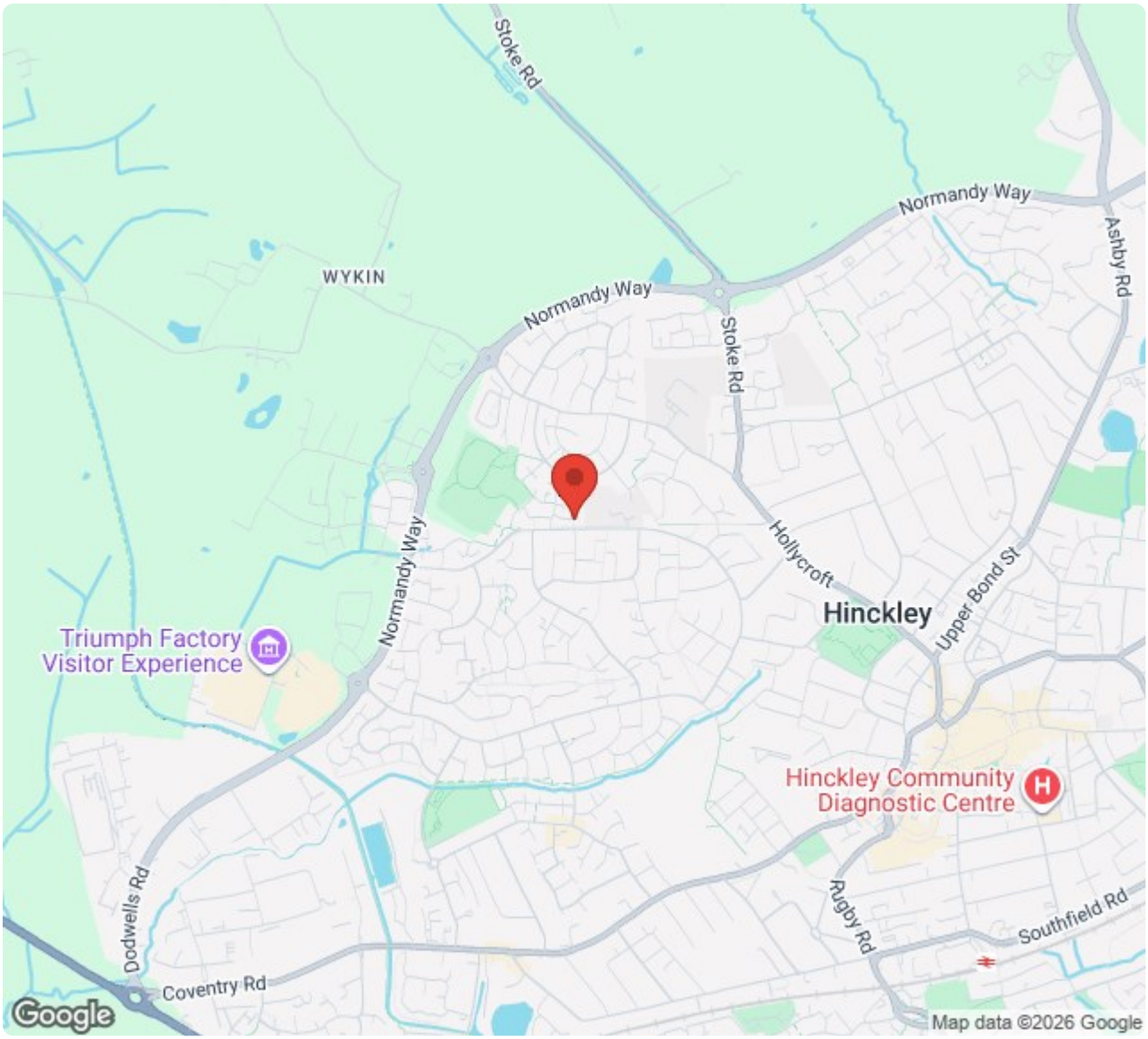
BATHROOM TO FRONT
6'9" x 5'6" (2.06 x 1.70)
With panelled bath with mixer tap and mains shower attachment above with glass screen to side, low level WC, pedestal wash hand basin, half tiled surrounds, white heated towel rail, extractor fan, shaver point, vinyl flooring and door to a storage cupboard.



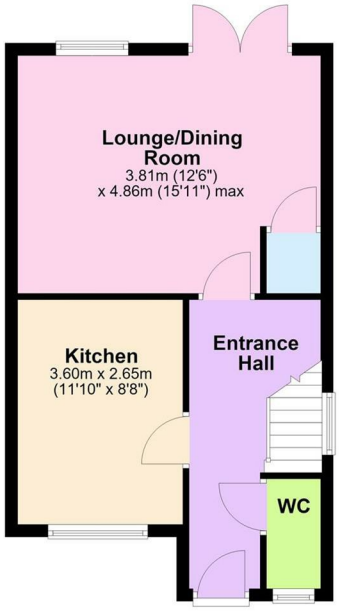
OUTSIDE
Outside the property is nicely situated set back from the road with a slab pathway leading to the front door and down the right hand of the property. There is a double length tarmacadam driveway to the left hand side with outside tap. The pathway leads through a pedestrian gate offering access to the good sized fenced and enclosed rear garden with a slab patio adjacent to the rear of the property beyond which the garden is principally laid to lawn with surrounding borders. There is a timber shed and outside light.



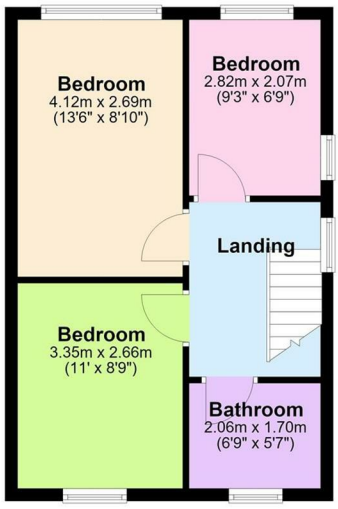


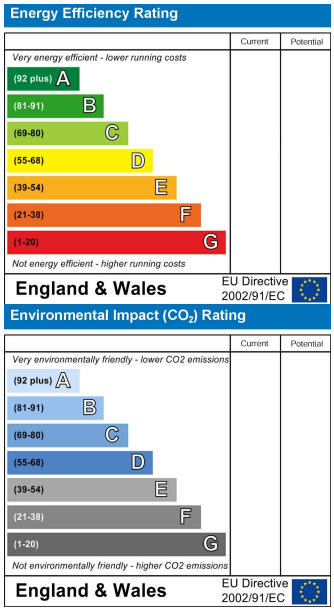


Ground Floor



First Floor





naea | propertymark PROTECTED
arla | propertymark PROTECTED

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