

# 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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**334A RUGBY ROAD, HINCKLEY, LE10 2NP**

**ASKING PRICE £415,000**

Individual modern detached family home. Sought after and convenient non estate location within walking distance of the village centre including shops, schools, doctors, dentists, parks, public houses, restaurants and easy access to the A5 and M69 motorway. Immaculately presented with a range of good quality fixtures and fittings including white panelled interior doors, spindle balustrades, Amtico flooring, refitted bathrooms, alarm system, gas central heating and UPVC SUDG. Spacious accommodation offers entrance porch, entrance hall, separate WC, bathroom, lounge, UPVC SUDG Conservatory/ dining room, fitted breakfast kitchen and study/bedroom 4. Three good bedrooms (2 with en suites) and family bathroom. Driveway to double garage and gate to side and rear access. Well kept front and enclosed rear garden. Viewing recommended.



## TENURE

Freehold  
Council Tax Band E  
EPC Rating C

## ACCOMMODATION

1'2" x 2'7" (0.38 x 0.8)

UPVC SUDG door to entrance porch with tiled flooring. Further UPVC SUDG to hallway.

## HALLWAY

5'0" x 18'7" (1.54 x 5.67)

With wooden flooring, double panelled radiator, inset spotlights, smoke alarm, alarm keypad. Door to useful under stairs cupboard.

## WC

5'5" x 2'5" (1.66 x 0.76)

Tiled flooring, single panel radiator, low level WC.



## REFITTED BATHROOM

22'7" x 16'8" (6.9 x 5.10)

with white suite consisting P-shaped panelled bath, shower unit above and glazed shower screen to side. Vanity sink unit with gloss white cupboards and drawers beneath. Contrasting fully tiled surrounds, including the flooring. Chrome heated towel rail. Wall mounted illuminated mirror and extractor fan.



## KITCHEN

10'5" x 12'4" (3.18 x 3.77)

Tile effect vinyl flooring, wall mounted fashionable white radiator, inset spotlights, a range of floor standing white kitchen cupboard units with stone effect working surfaces. One and a half stainless steel drainer including chrome mixer tap, tiled splashbacks, built in double Bosch oven, 4 ring electric Bosch hob, extractor above, single freestanding fridge. UPVC SUDG door for side access. Double doors to a utility cupboard space, electric for tumble dryer, shelving, wall mounted Worcester gas combination boiler for domestic hot water and gas central heating.



## LOUNGE

12'6" x 12'4" (3.83 x 3.76)

With wooden flooring, single panel and double panelled radiator, featured decorative fireplace with timber mantle, brick backing and tiled hearth. inset spotlights. Bi-fold doors leading to the conservatory.



### CONSERVATORY

22'6" x 8'8" (6.86 x 2.65)

With tile effect flooring, single panel and double panel radiator. UPVC SUDG doors to rear garden.



### BEDROOM ONE

11'1" x 12'0" (3.39 x 3.66)

Single panel radiator, built in full width mirror fronted wardrobes with shelving and hanging rail.



### ENSUITE

5'7" x 4'11" (1.72 x 1.52)

Tile effect vinyl flooring, vanity toilet unit with low level WC, vanity sink unit with sink and chrome mixer taps, corner shower enclosure with wall mounted Myra Electric shower, with tiled surrounds, chrome towel heater, Velux window.



### BEDROOM TWO

14'7" x 12'6" (4.45 x 3.82)

Single panel radiator, storage into the eaves, built in wardrobes with shelving and hanging rail with timber effect matching chest of drawers, loft access.



### ENSUITE WC

5'7" x 4'0" (1.72 x 1.22)

Tile effect vinyl flooring, vanity toilet unit, vanity sink unit with storage beneath, chrome mixer taps above and Velux window.



### **BEDROOM THREE**

11'6" x 8'0" (3.51 x 2.45)

Single panel radiator. Door to small walk in wardrobe with lighting.



### **BEDROOM FOUR**

7'11" x 8'1" (2.42 x 2.47)

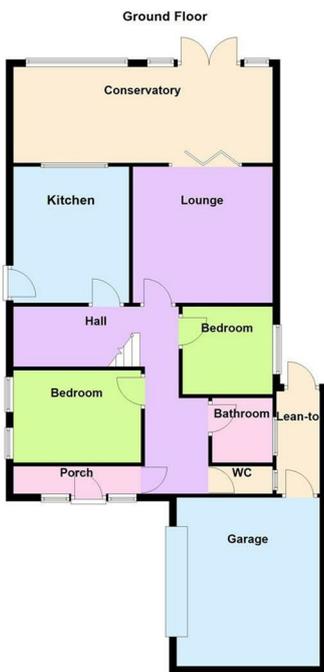
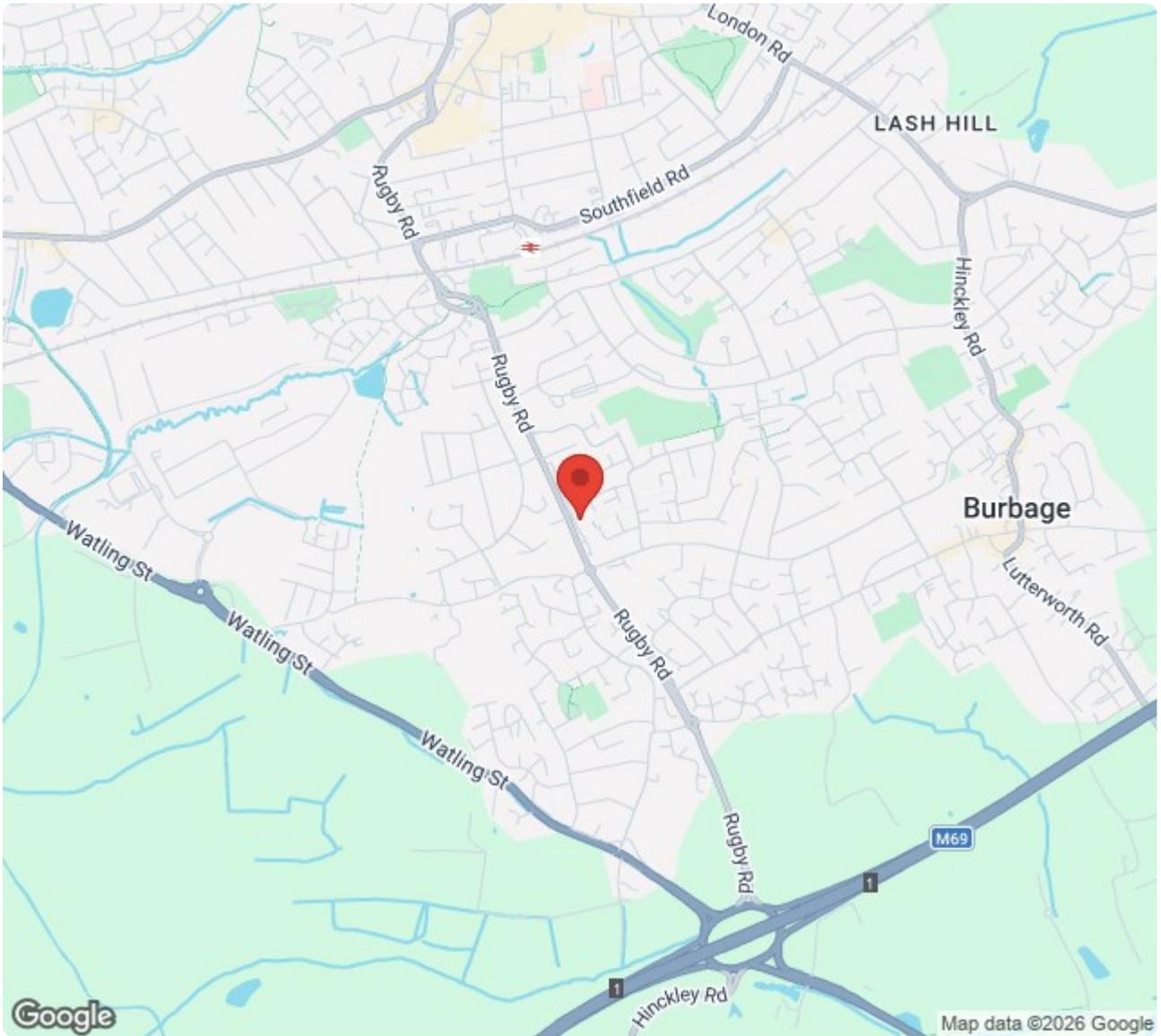
Inset spotlights, single panel radiator, Sky and Internet points.



### **OUTSIDE**

To the front of the property there is a large Tarmac Driveway leading to a double garage with white up and over door. Beyond the garage is a lean to storage area measuring 1.19m x 2.83m, a timber pedestrian gate to the rear garden which has a large limestone patio, the garden is predominantly laid to artificial lawn enclosed with fencing and brick built wall, raised timber beds and outside tap and lighting.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>82</b>
(81-91) <b>B</b>		<b>71</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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