



## 12 HAMILTON CLOSE, HINCKLEY, LE10 0TS

**OFFERS OVER £230,000**

No Chain. Attractive modern Jelson built semi detached house on a good sized sunny plot overlooking a green. Sought after and convenient cul-de sac location within walking distance of a parade of shops, doctors surgery, Battling Brook School, parks, the town centre, the Crescent, train and bus stations and good access to major road links. Well presented and much improved including white panel interior doors, spindle balustrades, feature contemporary marble fireplace, refitted bathroom, gas central heating, UPVC SUDG and UPVC soffits and fascias. Offers entrance porch, lounge, dining kitchen, UPVC SUDG Conservatory, two double bedrooms and bathroom with shower. Driveway to a detached garage, front and good sized sunny rear garden. Viewing recommended. Carpets, blinds, white goods and light fittings included.



## TENURE

Freehold  
Council Tax Band B

## ACCOMMODATION

UPVC SUDG front door with outside lighting to

## ENTRANCE PORCH

With fitted meter cupboard, key pad for burglar alarm system, over head lighting, attractive white six panel interior door to

## LOUNGE TO FRONT

13'11" x 13'11" (4.25 x 4.26)

With featured contemporary marble fire place incorporating a living flame coal effect gas fire, radiator, TV aerial point, stair way to first floor with white spindle balustrades, white six panel double doors to



### FITTED DINING KITCHEN TO REAR

13'11" x 8'7" (4.25 x 2.62)

With a range of maple finished fitted kitchen units consisting inset single drainer stainless steel sink unit, mixer taps above, cupboard beneath, further matching floor mounted cupboard units and drawers, contrasting white roll edge working surfaces above, tiled splashbacks, further matching range of wall mounted cupboard units with integrated extractor hood, appliance recess points, cooker point, plumbing for automatic washing, single panel radiator, UPVC SUDG door to the side of the property. Further UPVC SUDG french door leading to



### CONSERVATORY TO REAR

8'3" x 11'0" (2.52 x 3.37)

With wood grain laminate wood strip flooring, two matching wall lights, one double power point, the conservatory blinds are included. UPVC SUDG door to the rear garden.



## FIRST FLOOR LANDING

With door to an airing cupboard housing the Baxi gas condensing combination boiler for central heating and domestic hot water with wireless digital programmer, loft access.

## BEDROOM ONE TO FRONT

14'0" x 10'10" (4.28 x 3.32)

With a range of Hammonds fitted bedroom furniture in cream consisting two double wardrobe units, further matching bedside cabinets and chest of drawers, radiator, coving to ceiling.



## BEDROOM TWO TO REAR

7'8" x 9'7" (2.36 x 2.94)

With built in double wardrobe, single panel radiator.



## REFITTED BATHROOM TO REAR

5'10" x 6'6" (1.79 x 2.00)

With a white suite consisting panel bath, mains shower unit above, glazed shower screen to side, pedestal wash hand basin, low level WC, contrasting tiled surrounds, wall mounted mirror fronted bathroom cabinet, chrome heated towel rail.

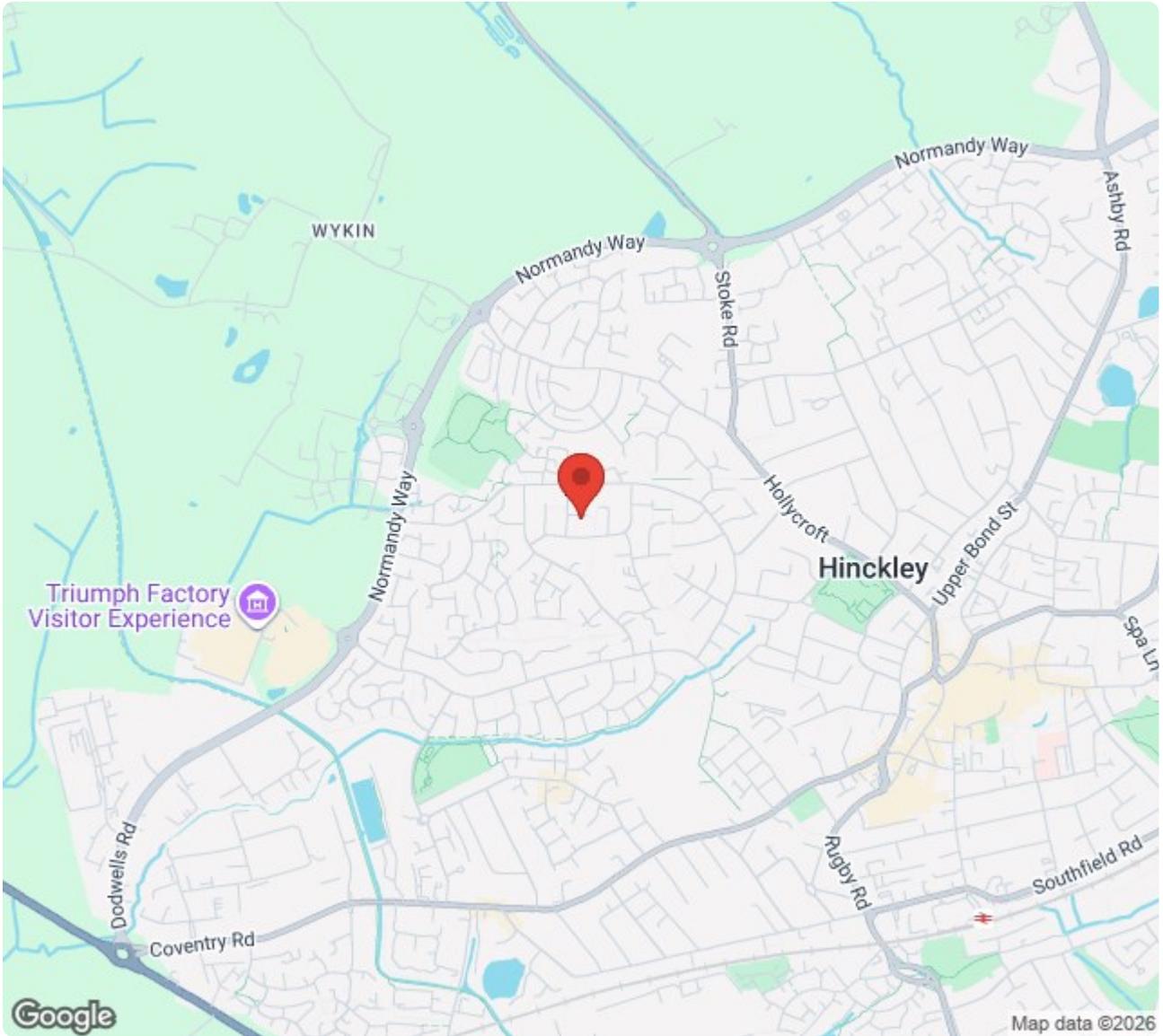


## OUTSIDE

The property is nicely situated in a cul-de-sac overlooking a green set back from the road screened behind a brick retaining wall. The front garden is hard landscaped in decorative stones and slabs, a slab driveway offering ample car parking leads down the side of the property to a large detached sectional concrete garage (2.71m x 4.89m) with double metal doors to front with light and power. There is a fully fenced and enclosed rear garden having a slab patio adjacent to the rear of the property beyond which the garden is principally laid to lawn with surrounding well stocked beds and borders. The garden has a sunny aspect with outside tap and light.



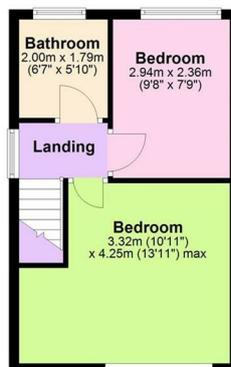




**Ground Floor**



**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>			<b>78</b>
		<b>71</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			
<b>England &amp; Wales</b>			
EU Directive 2002/91/EC			



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