

# Scrivins & Co

## Sales & Lettings

Scrivins & Co Ltd 98 Castle Street, Hinckley, Leicestershire, LE10 1DD  
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**11 GRANBY CLOSE, HINCKLEY, LE10 0PN**

**ASKING PRICE £240,000**

Vastly improved and refurbished traditional family home. Sought after and convenient cul de sac location within walking distance of the town centre including shops, schools, doctors, dentists, train and bus stations, bars, restaurants and good access to major road links. Immaculately presented including panelled interior doors, wooden/ ceramic tiled flooring, glass balustrades, feature original Victorian fireplaces, refitted kitchen and bathroom, spotlights, gas central heating, UPVC SUDG and UPVC soffits and fascias. Spacious accommodation offer entrance hall, separate WC, through lounge/ dining room and kitchen. Three double bedrooms and bathroom with shower. Wide driveway and large sunny rear garden. Viewing highly recommended. Carpets, blinds and EV charger included.



## TENURE

Freehold

Council tax band B

## ACCOMMODATION

Attractive black composite panelled SUDG and leaded front door with outside lighting to

## ENTRANCE HALLWAY

With oak finish laminate wood strip flooring, radiator, electric consumer unit with surrounding ornamental cover, stairway to first floor with glass balustrades, useful under stairs storage cupboard beneath, door to

## SEPARATE WC

With white suite consisting low level WC, vanity sink unit with gloss white cupboard beneath, oak striped laminate wood strip flooring, oak panelled and glazed door to

## L SHAPED THROUGH LOUNGE DINING ROOM TO REAR

5.94m x 4.07m

With feature display fireplace having solid oak beam above, fitted built in cream storage cupboards to side alcoves, oak finish laminate wood strip flooring, radiator, UPVC SUDG French door to rear garden.



## REFITTED BREAKFAST KITCHEN TO FRONT

13'6" x 9'1" ( 4.13 x 2.77 )

With a fashionable range of matt light grey fitted kitchen units with soft close doors consisting inset single drainer stainless steel sink unit, mixer taps above and cupboard beneath. Further matching range of floor mounted cupboard units and three drawer units, contrasting black working surfaces above with inset four ring stainless steel gas hob unit, single oven with grill beneath, stainless steel chimney extractor above, tiled splash back. Further matching range of wall mounted cupboard units, one tall larder unit, one concealing the Baxi gas condensing combination boiler for central heating and domestic hot water, further integrated appliances including washing machine and dishwasher, grey ceramic tiled flooring, inset ceiling spotlights and a fashionable grey vertical radiator.



## FIRST FLOOR LANDING

With loft access, which is partially boarded. Attractive white four panel interior doors lead to



### REAR BEDROOM ONE

10'5" x 13'4" (3.19 x 4.08 )

With feature original black Victorian cast iron fireplace, radiator.



### BEDROOM TWO TO FRONT

9'4" x 11'11" (2.85 x 3.65 )

With single panel radiator.



### BEDROOM THREE TO REAR

8'11" x 9'11" (2.74 x 3.04 )

With single panel radiator.



### REFITTED BATHROOM TO FRONT

7'5" x 9'4" (2.27m x 2.87m )

With white suite consisting panelled bath, electric shower unit above, glazed shower screen to side, pedestal wash hand basin, low level WC, contrasting tiled surrounds, chrome heated towel rail, inset ceiling spotlights and extractor fan.

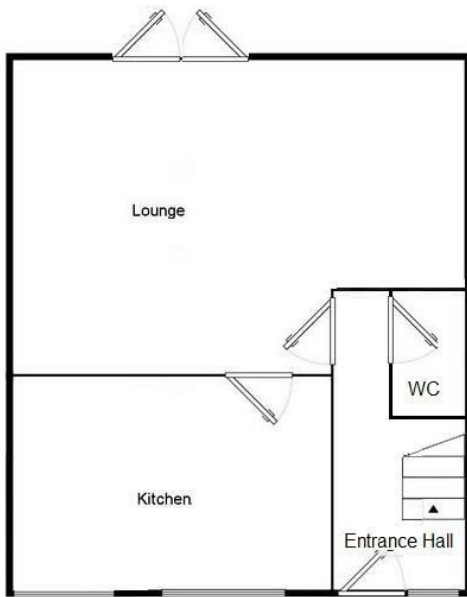
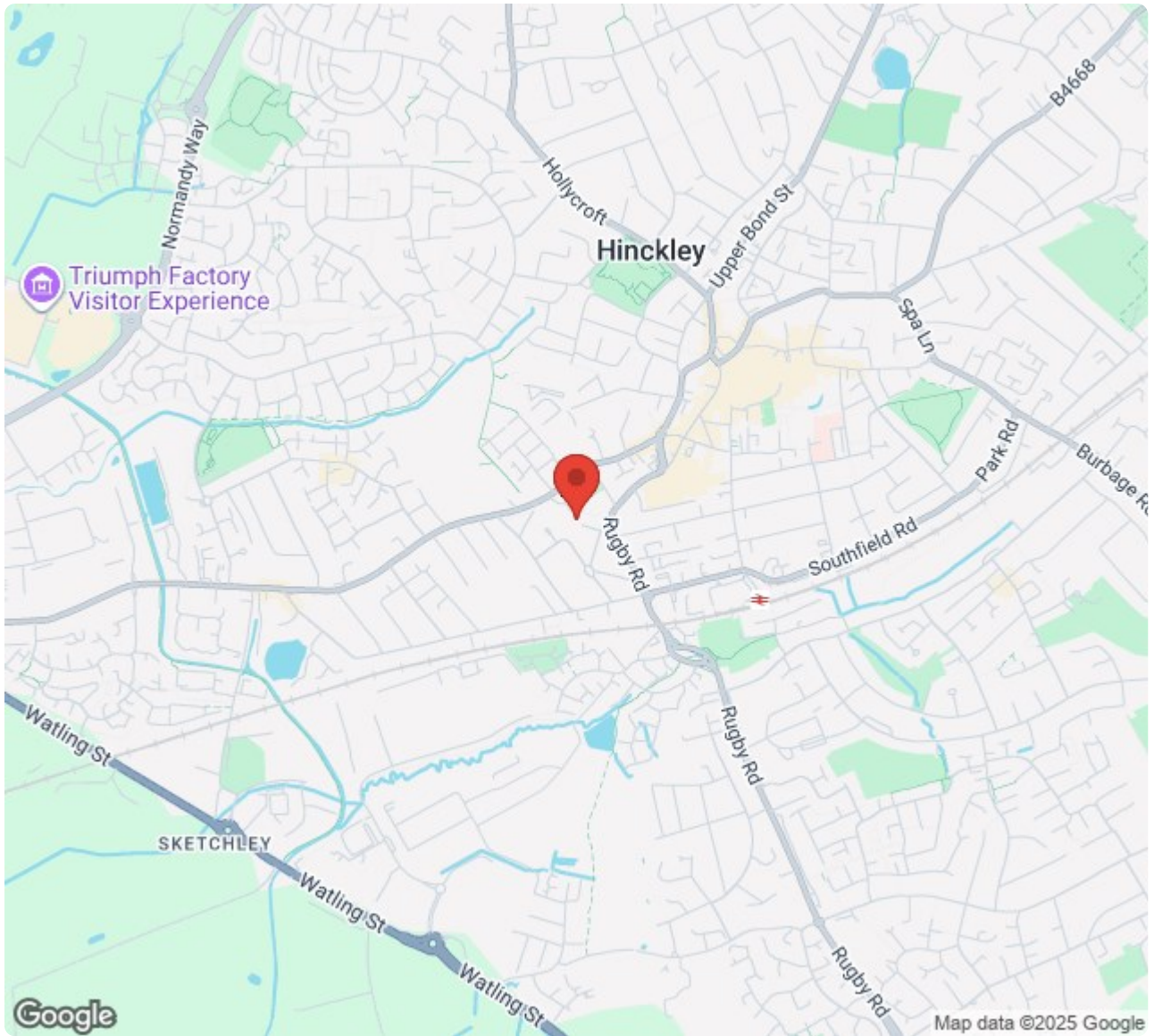


### OUTSIDE

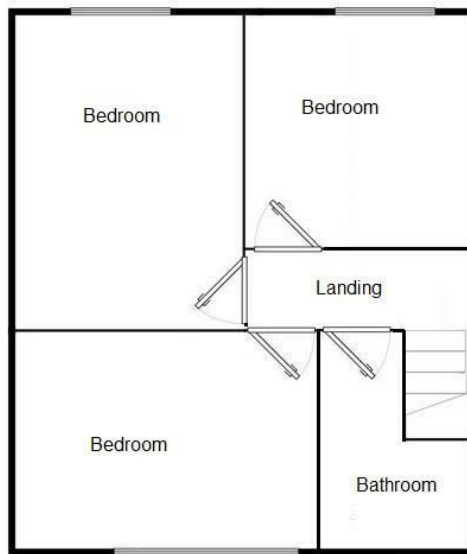
The property is nicely situated in a cul de sac, set back from the road having a full width grey cobble driveway to front. A shared access and timber gate lead to the large fully fenced and enclosed private rear garden which is a full width slabbed patio adjacent to the rear of the property. Beyond which the garden is mainly laid to lawn, the garden has a sunny aspect. Outside tap and lighting.







GROUND FLOOR



FIRST FLOOR

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			91
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales			28
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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
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