

Scrivins & Co

Sales & Lettings

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

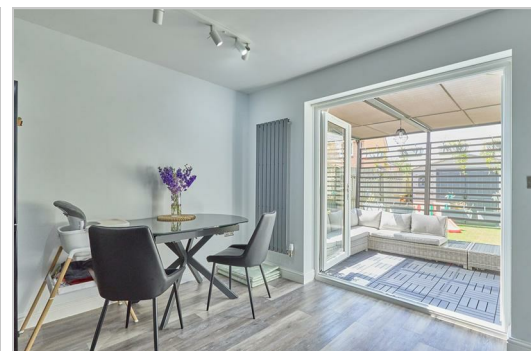
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44 RICHMOND GATE, HINCKLEY, LE10 0BW

ASKING PRICE £260,000

Impressive 2006 Radleigh Homes built 3 bedroomed 3 storey family home. Sought after and convenient cul de sac location within walking distance of the town centre, ASDA/ Morrisons, local schools, open countryside and with good access to major road links. Well presented with a range of good quality fixtures and fittings including panelled interior doors, spindle balustrades, LVT/ laminate flooring, wired in smoke alarms, gas central heating, UPVC SUDG and UPVC SUDG soffits and fascias. Spacious accommodation offers entrance hall, separate WC, fitted dining kitchen and snug/bed 4. Three bedrooms (main with en suite shower room) and family bathroom. Front and enclosed rear garden, x2 allocated parking spaces. Viewing highly recommended. Carpets and light fittings included.



TENURE

Freehold
Council Tax Band C

ACCOMMODATION

Composite door to

ENTRANCE HALLWAY

With wood effect LVT flooring, fashionable grey radiator, wired in smoke alarm, door to



DOWNSTAIRS WC

4'11" x 1'8" (1.50 x 0.52)

With low level WC, pedestal wash hand basin with chrome taps, tiled splashbacks, fashionable black radiator. Extractor fan.



STUDY/BEDROOM FOUR

With LVT flooring, single panel radiator, wall mounted fuse board.



KITCHEN

12'4" x 10'11" (3.76 x 3.33)

With LVT flooring, upstanding fashionable grey radiator, a range of fashionable grey matt handle less kitchen cupboard units with stone effect working surface, white resin drainer sink with white tap, matching splashbacks, built in AEG oven, four ring Lofra gas hob extractor above, built in dishwasher, further matching range of wall cupboard units, UPVC SUDG doors to rear garden.



FIRST FLOOR LANDING

With smoke alarm, single panel radiator, door to

BEDROOM ONE TO FRONT

12'4" x 9'11" (3.76 x 3.03)

With single panel radiator, UPVC SUDG doors to Juliet balcony. Door to



ENSUITE SHOWER ROOM

7'4" x 4'2" (2.26 x 1.28)

With tile effect vinyl flooring, three piece suite consisting pedestal wash hand basin, chrome mixer taps, tiled splashbacks light above, low level WC, shower enclose with bar shower, tiled surrounds, extractor fan, single panel radiator.



LOUNGE TO REAR

12'4" x 11'3" (3.76 x 3.45)

With single panel radiator, UPVC SUDG doors to Juliet balcony. Two radiators.



SECOND FLOOR LANDING

With smoke alarm, loft access, double doors to large storage cupboard, door to

BEDROOM TWO

12'3" x 10'0" (3.74 x 3.05)

With single panel radiator.



BEDROOM THREE

11'1" x 5'10" (3.38 x 1.80)

With single panel radiator.



FAMILY BATHROOM

10'11" x 6'0" (3.34 x 1.83)

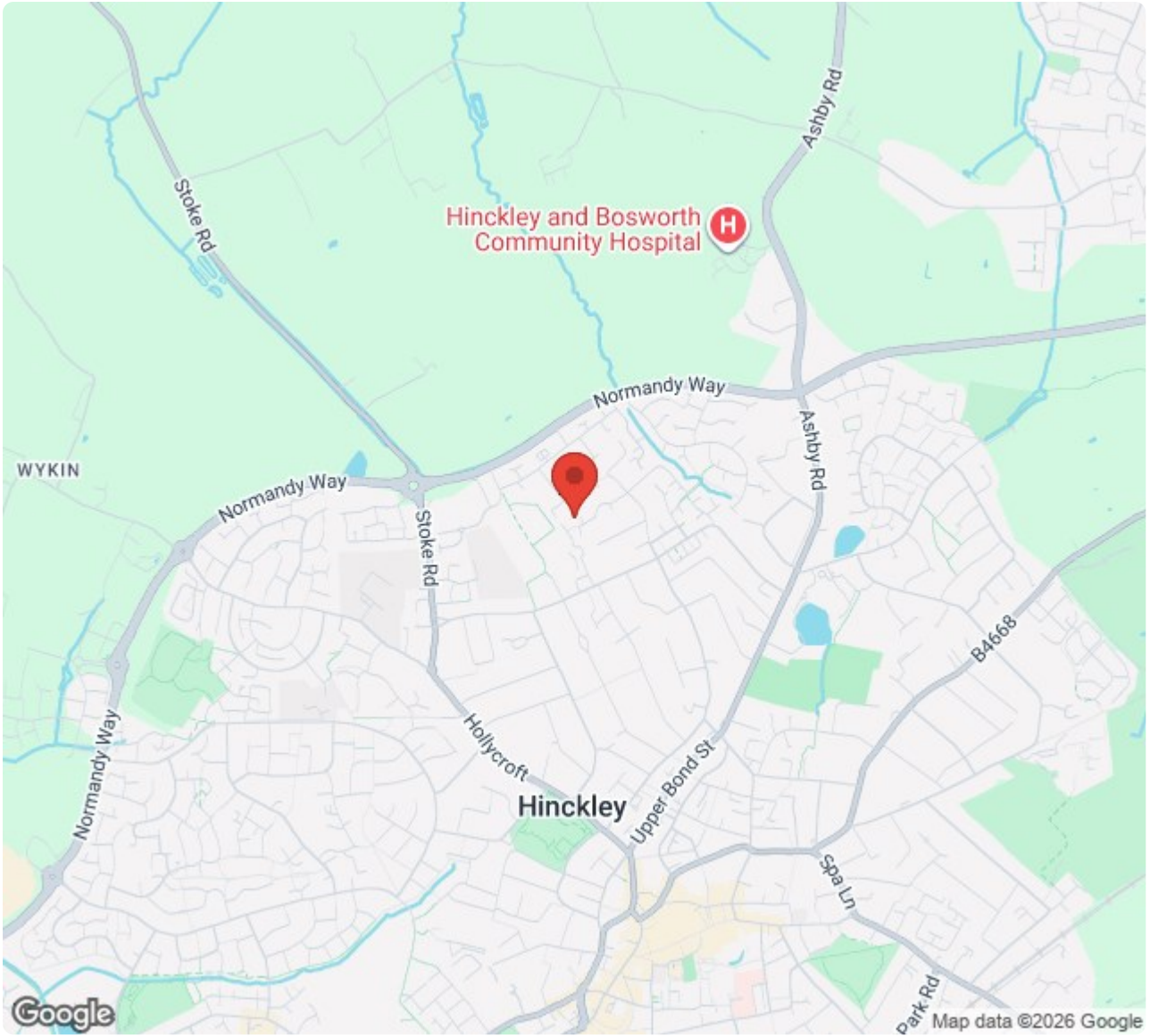
With tile effect vinyl flooring, four piece suite consisting panel bath with chrome taps, hand attachment, tiled surrounds, pedestal wash hand basin with chrome taps, low level WC, shower enclosure with bar shower, extractor fan.



OUTSIDE

Outside the property to front is a concrete slab path leading to the front door surrounded by decorative stone and outside lighting. Outside to rear is a composite decking, the garden is fenced and enclosed, predominately laid to artificial turf, large PVC shed with double doors, outside tap and lighting, pedestrian gate to two allocated parking spaces.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(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		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
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