

# Scrivins & Co

## Sales & Lettings

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## 5 SPRINGFIELD PARK, HINCKLEY, LE10 0JA

**ASKING PRICE £80,000**

**NO CHAIN.** Attractive detached mobile home on a good size plot with open aspect to rear. Sought after and convenient mobile home park for the over 55's, within walking distance of Morrisons and the Milestone, bus service, open countryside and having good access to major road links. Well presented benefits from feature fireplace, refitted shower room, gas central heating and UPVC SUDG. Offers through lounge dining room and kitchen. Inner hallway, two good sized bedrooms and shower room. Wide driveway, hard landscaped front and enclosed side and rear gardens with shed and greenhouse. Contact agents to view. Carpets, curtains, blinds and light fittings included.



## TENURE

LEASEHOLD

Years left on lease : Indefinite

Service Charge: £171 PCM

COUNCIL TAX BAND - A

## ACCOMMODATION

UPVC SUDG front door to:

### L SHAPED THROUGH LOUNGE DINING ROOM

19'10" x 10'11" (6.06 x 3.33)

Dining area with single panel radiator, coving to ceiling and telephone point. Lounge area with feature fireplace incorporating living flame coal effect electric stove with remote control, fitted display shelving and storage cupboards to side alcove. Radiator, coving to ceiling and TV aerial point. Wood panel and glazed door leads to:



### INNER HALLWAY

Programmer for central heating system and door to cloaks cupboard/storage cupboard.

### REAR BEDROOM ONE

9'8" x 8'0" (2.95 x 2.44)

Radiator.



### BEDROOM TWO TO REAR

9'8" x 6'0" (2.95 x 1.84)

Radiator.



## KITCHEN

7'5" x 9'10" (2.28 x 3.01)

Inset single drainer stainless steel sink unit with cupboard beneath. Further floor mounted cupboard units and drawers with roll edge working surfaces above and tiled splashbacks. Wall mounted cupboard units, appliance recess points and plumbing for automatic washing machine. Radiator. Wood and glazed door to:



## PORCH

Ceramic tiled flooring, doors to both front and rear.

## SHOWER ROOM

4'4" x 4'5" (1.33 x 1.36)

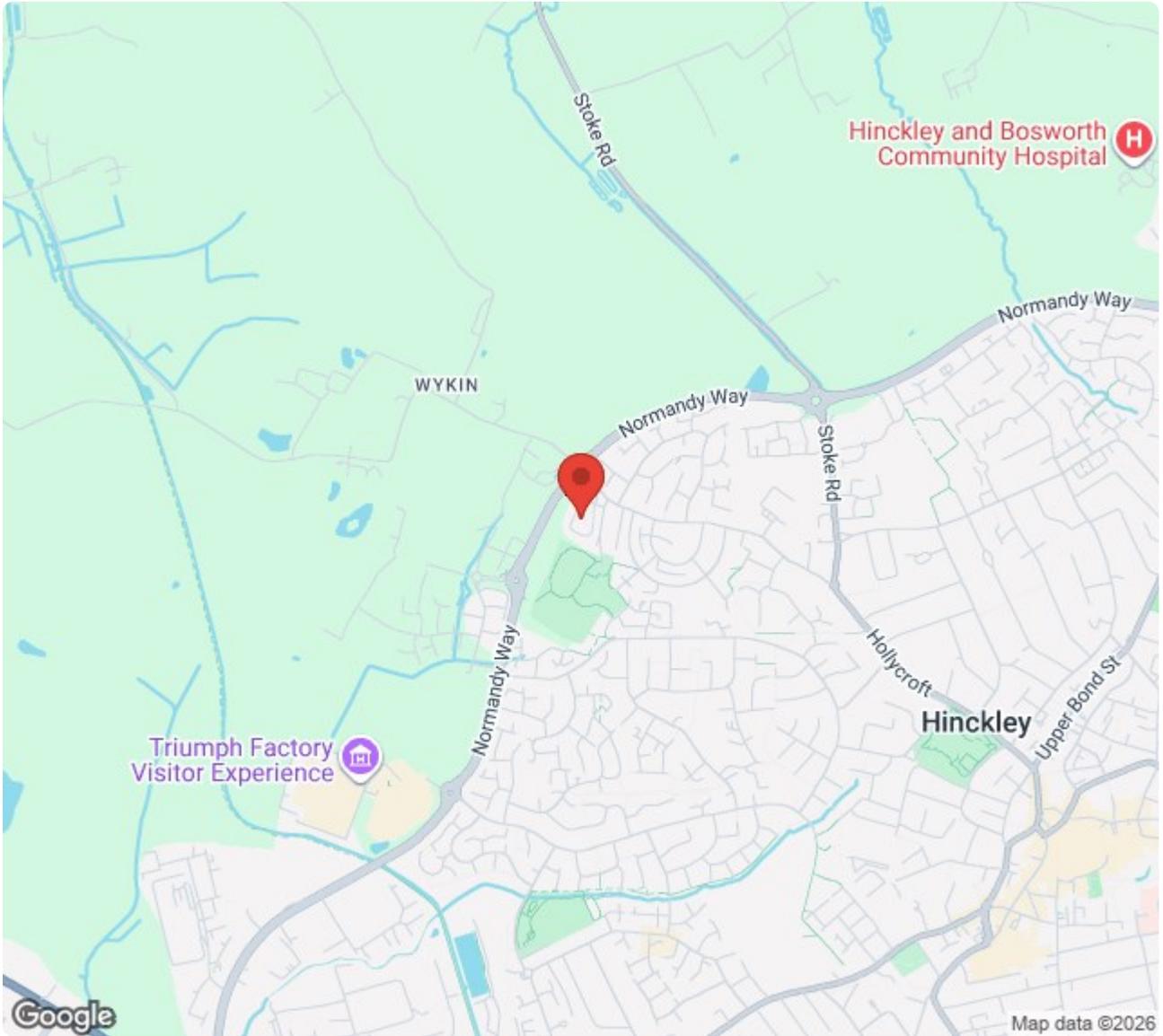
Tiled shower cubicle with glazed shower screen, pedestal wash hand basin and low level WC. Contrasting fully tiled surrounds, radiator and door to airing cupboard housing the gas condensing combination boiler for central heating and domestic hot water.



## OUTSIDE

The property is nicely situated overlooking a green and pond, set back from the road. With a hard landscaped front garden for easy maintenance in decorative stone with inset shrubs. Double width slabbed driveway. Timber gate offers access to the fully fenced and enclosed side and rear gardens, being principally hard landscaped in decorative stone with slabbed pathways and raised beds. Alluminium greenhouse and shed with light and power. Open aspect to rear over allotments. Outside tap and power point.





**Ground 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>		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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