

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

T 01455 890480 **E** sales@scrivins.co.uk **W** scrivins.co.uk



6 WALNEY CLOSE, HINCKLEY, LE10 0TJ

OFFERS OVER £375,000

Attractive white rendered modern Jelson built detached bungalow. Sought after and convenient cul de sac location within walking distance of a parade of shops, doctors surgery, Battling Brook school, bus services, Hollycroft park, the town centre and good access to major road links. Immaculately presented including feature fireplace, refitted kitchen and bathroom, fitted wardrobes, UPVC SUDG and UPVC soffits and fascias, solar panels and heat pump. Spacious accommodation offers entrance porch, entrance hall, lounge dining room and breakfast kitchen. Three bedrooms, family bathroom and shower room. Impressive driveway to large single garage currently split into gym and office space, well kept front and sunny rear garden with metal shed. Viewing recommended. Carpets, blinds and light fittings included.



TENURE

Freehold

Council Tax Band D

EPC Rating C

ACCOMMODATION

Fashionable grey composite and glazed door to

ENTRANCE HALLWAY

5'11" x 6'9" (1.82 x 2.08)

With slate tile effect laminate flooring, single panelled radiator, wall mounted RCD fuse board and solar powered meter. Solid oak door to



SHOWER ROOM

5'4" x 6'9" (1.64 x 2.08)

With laminate flooring, three piece suite consisting of a vanity wash hand basin with storage and a chrome tap, low level WC, corner shower enclosure with wall mounted electric shower, extractor fan, chrome towel heater. PVC wall panelling, oak and glazed door to



OPEN PLAN LOUNGE/DINING/KITCHEN

21'11" x 15'1" (6.70 x 4.60)

With wood effect laminate flooring, two double panelled radiators. Feature fireplace with a slate hearth oak effect mantle incorporating a log burner. There is a range of grey fashionable floor standing kitchen cupboard units with brushed chrome handles, built in dishwasher, washing machine, fridge freezer, Indesit oven, Hotpoint microwave. Further matching range of wall cupboard units, solid oak worktop, one and a half ceramic drainer sink with chrome mixer tap. Inset ceiling spotlights, heat detector, freestanding matching island unit and table. Bespoke shutter blinds. Composite and glazed stable door to



INNER HALLWAY

With laminate flooring, loft access with loft ladder, the loft is partially boarded. Panelled door to

REAR BEDROOM ONE

10'11" x 8'11" (3.33 x 2.73)

With double panelled radiator, shutter blinds. Grey fashionable built in wardrobes with mirror fronts and chrome handles, matching bedside tables and cupboard storage. Door to



BEDROOM TWO

9'7" x 10'5" (2.94 x 3.19)

With double panelled radiator and shutter blinds. Panelled door to



BEDROOM THREE

7'9" x 6'6" (2.37 x 2.00)

With double panelled radiator, wall mounted Samsung programmer to the air source heat pump. Solid door to



FAMILY BATHROOM

8'9" x 7'1" (2.67 x 2.18)

With patterned tiled flooring, four piece suite consisting of a low level WC, vanity wash hand basin with storage beneath and chrome mixer tap. Timber panelled bath with chrome mixer tap and shower attachment, corner and glazed shower enclosure with bar shower, tiled surrounds, inset ceiling spotlights. Traditional towel heater.

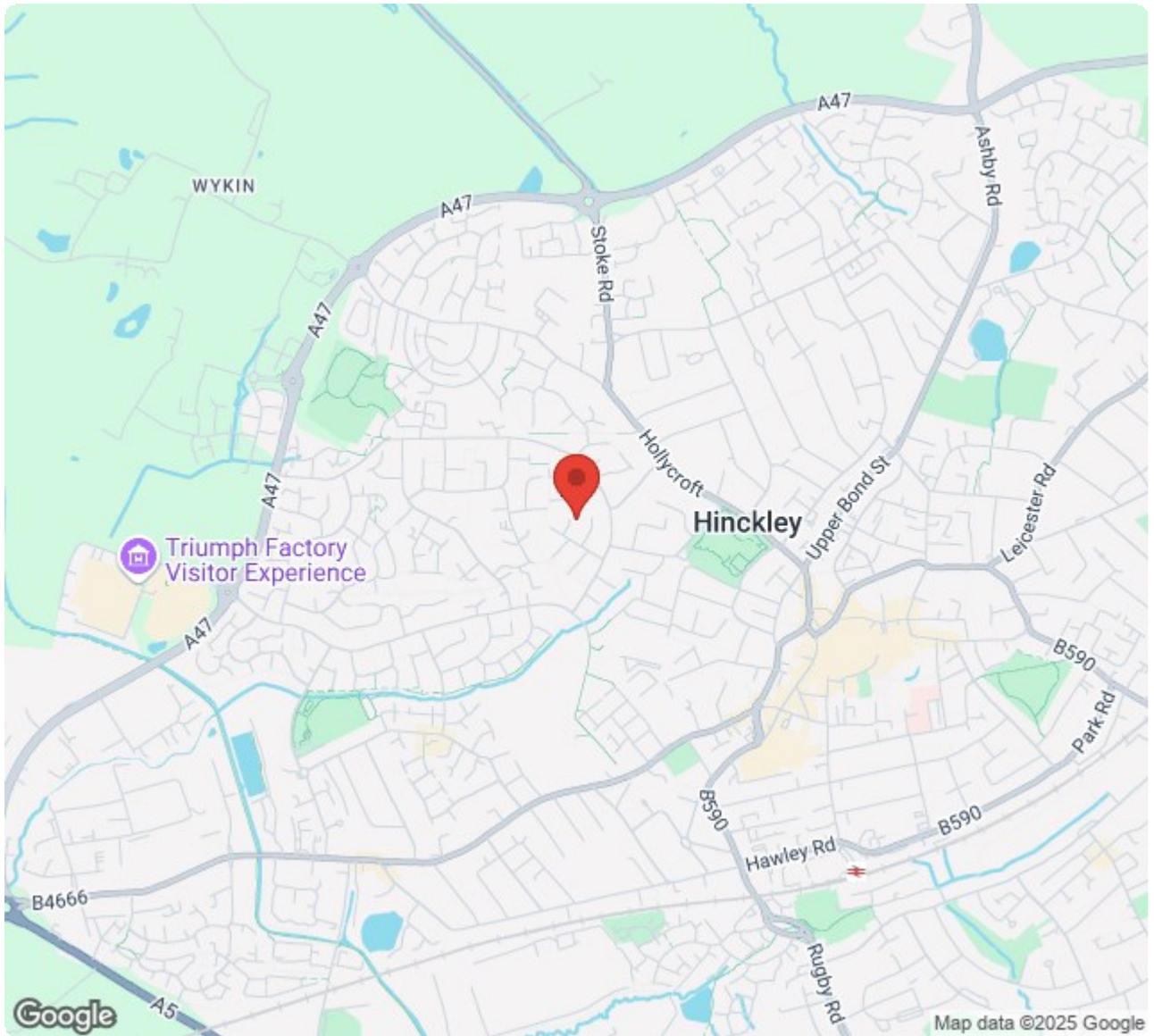


OUTSIDE

The property is set well back from the road with a large block paved driveway for ample parking, outside lighting, there is a pedestrian gate left and right for rear access. There is a concrete slabbed patio to the right of the property and a slabbed path to an area of artificial turf, where the air source heat pump is situated. A rendered retaining wall and concrete steps down to a further concrete base with a metal shed. The garden is fenced and enclosed with outside tap and lighting. The garage has been converted into what is now a gym space and office space divided into two. The property has solar panels on the pitched roof which are fully owned by the occupier. The area used as a gym has double French doors and laminate flooring, lighting and electric and measures 2.45 x 4.35. The front section of the garage used as an office space measures 2.43 x 1.50 with electric and lighting.









Ground Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	70	
EU Directive 2002/91/EC		
England & Wales		
		
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		
EU Directive 2002/91/EC		
England & Wales		
		



Scrivins & Co
Sales & Lettings

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

T 01455 890480 E sales@scrivins.co.uk W scrivins.co.uk