

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

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16 WESTFIELD AVENUE, LEICESTER, LE9 7RT

£345,000

EX SHOW HOME WITH ALL FURNITURE INCLUDED! NO CHAIN! Stunning Avant Homes built detached four bedroom family home. Sought after and convenient new cul de sac development within walking distance of the village centre including shops, schools, doctors, dentist, bus service, parks, restaurants, public houses and good access to major road links. Immaculately presented with some upgrades and benefiting from built in appliances, tiled flooring, spot lights, fitted wardrobes, Bi- fold doors, gas central heating and UPVC SUDG. Spacious accommodation offers entrance hallway, utility room, separate WC, lounge and open plan living dining kitchen. Four good sized bedrooms (main with en suite shower room and two with fitted wardrobes) and bathroom. Long driveway to detached garage and enclosed rear garden. Viewing highly recommended.



TENURE

Freehold

Council tax band TBC

ACCOMMODATION

Brick built porch and composite front door to

ENTRANCE HALLWAY

With stairway to the first floor, tiled flooring, radiator, smoke alarm, control panel for burglar alarm and door to



UTILITY ROOM

5'3" x 6'1" (1.61 x 1.87)

With fitted working surface with washing machine beneath. Tiled flooring, radiator, spot lights, and door to



SEPERATE WC

5'3" x 5'4" (1.61 x 1.65)

With low level WC, wall mounted sink, radiator, tiled flooring and spot lights.



LOUNGE TO FRONT

16'11" x 10'10" into bay (5.18 x 3.32 into bay)

With radiator and TV aerial point.



OPEN PLAN LIVING DINING KITCHEN

18'6" x 12'9" (5.66 x 3.91)

With a range of wood effect floor standing kitchen units with working surface above and inset stainless steel drainer sink with mixer tap. A range of integrated appliances include: Fridge freezer, dishwasher, oven, microwave, electric hob and extractor above. A further range of contrasting wall mounted cupboard units, tiled flooring, spot lights, two radiators, TV aerial point and UPVC SUDG Bi-fold doors to the rear garden. Door to the under stairs storage cupboard housing the fuse box.



FIRST FLOOR LANDING

With loft access, radiator and door to a storage cupboard housing the Potterton gas combination boiler. Door to

BEDROOM ONE TO FRONT

12'2" x 10'11" (3.71 x 3.34)

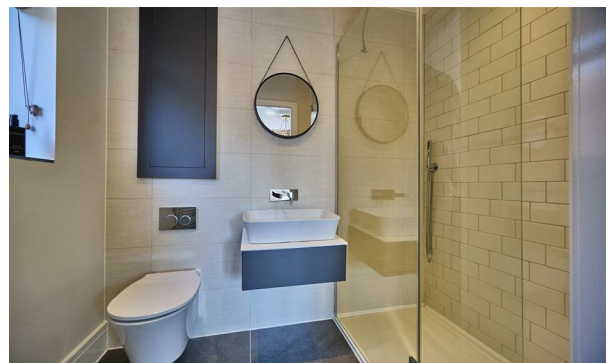
With fitted wardrobe with sliding doors to front, radiator, TV aerial point, Hive thermostat for the central heating on the first floor and door to



EN SUITE SHOWER ROOM

7'3" x 4'5" (2.23 x 1.35)

With fully tiled shower cubical with, rainfall and wall mounted shower attachments with digital control, glass screen to side. Low level WC, wall mounted sink unit with drawer beneath, chrome heated towel rail, laminate tile flooring, spot lights and extractor fan.



BEDROOM TWO TO REAR

9'6" x 11'2" (2.90 x 3.41)

With fitted wardrobe with sliding door to front and radiator.



BEDROOM THREE TO FRONT

7'4" x 9'3" (2.26 x 2.82)

With radiator.



BEDROOM FOUR TO REAR

9'6" x 7'2" (2.90 x 2.20)

With radiator.



BATHROOM TO SIDE

7'1" x 6'3" (2.18 x 1.92)

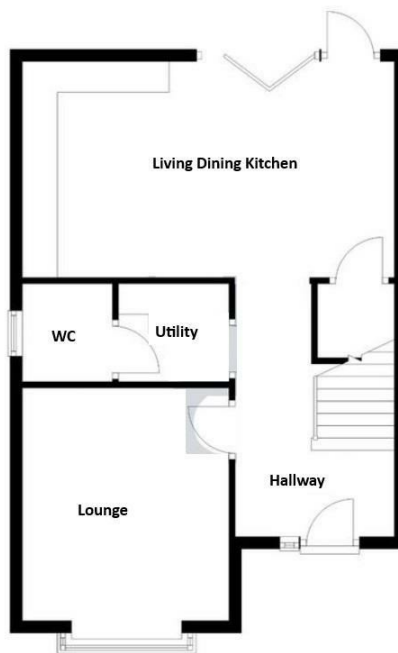
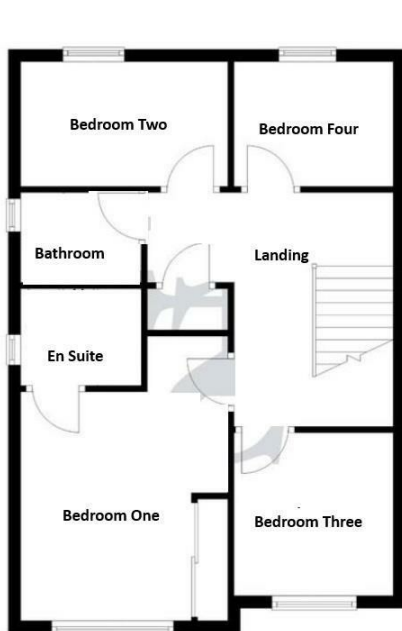
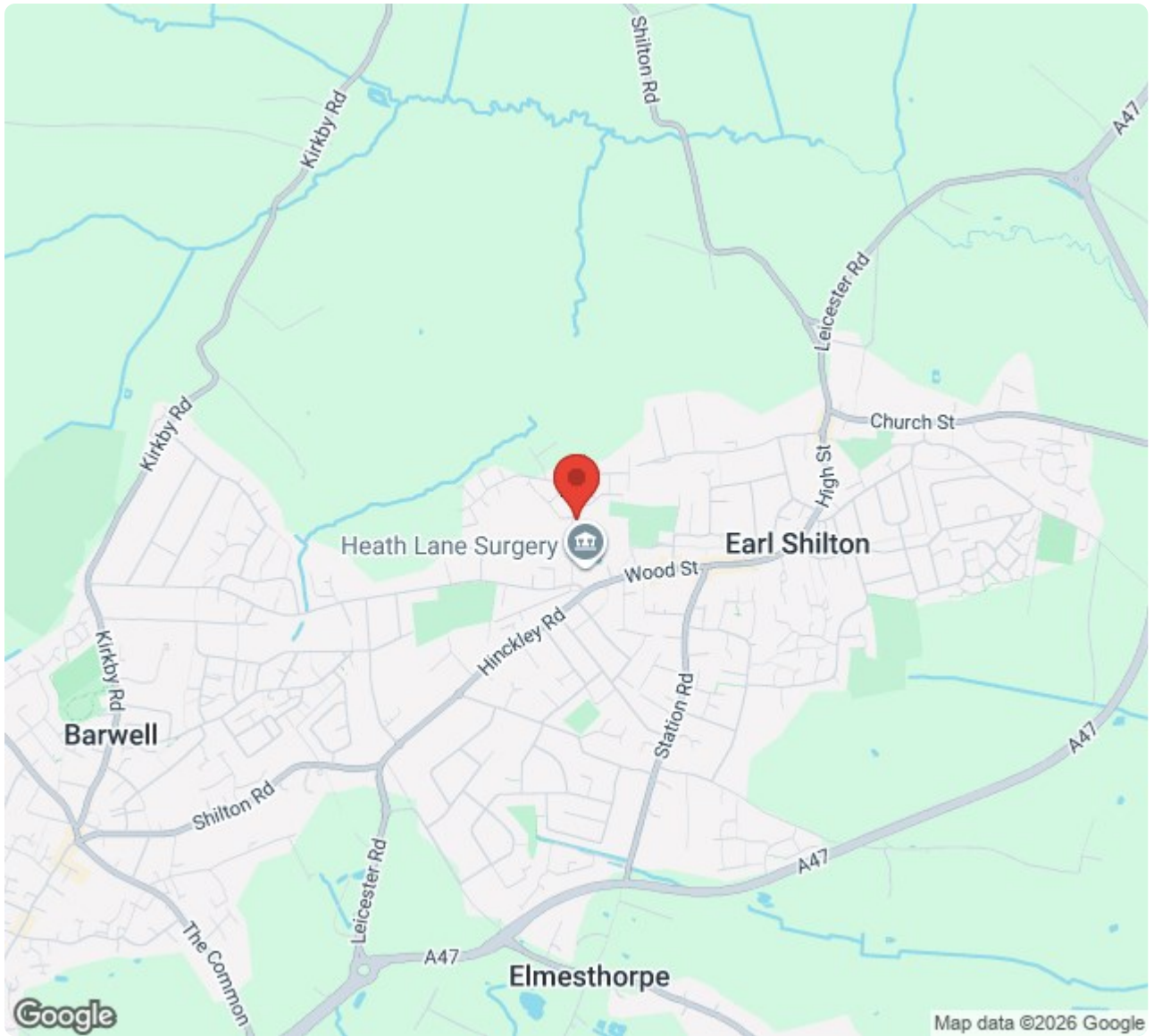
With panelled bath with mixer tap and rainfall shower attachment. Low level WC, wall mounted sink unit with drawer beneath. Tiled surrounds, tiled flooring, chrome heated towel rail and extractor fan.



OUTSIDE

The property is nicely situated, set back from the road with a front garden that is laid to lawn with surrounding wood chip borders and a slabbed pathway leading to the front door. Down the left hand side of the property is the long tarmacadam driveway leading to the detached brick built garage (3.23m x 6.23m) with lighting, power and further storage in the roof space. A pedestrian gate to side offers access to the enclosed rear garden with a slabbed patio adjacent to the rear of the property beyond which the garden is principally laid to lawn.





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			
England & Wales		EU Directive 2002/91/EC	



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