

# 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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## 88 APPLEBEES MEADOW, HINCKLEY, LE10 0FL

**50% SHARED OWNERSHIP £80,000**

FOR A 50% SHARE. NO CHAIN. Impressive 2005 Crest Nicholson built coach house. Sought after and convenient cul de sac location close to Ashby canal within walking distance of a parade of shops, post office, Westfield Junior School, the Town Centre, train and bus station and good access to major road links. Well presented with a range of good quality fixtures and fittings including white panelled interior doors, wired in smoke alarms, spotlights, cavity wall insulation, gas central heating and UPVC SUDG. Offers entrance lobby, entrance hall, through lounge dining room with feature fireplace and fitted kitchen. One double bedroom with fitted wardrobes and bathroom with shower. Driveway to large single garage. Viewing recommended. Carpets, blinds & ring doorbell included.



## TENURE

Leasehold  
Midland Heart  
Service Charge and Rent = £364 per month (rent on the remaining 50%).

## ACCOMMODATION

Open pitched and tiled canopy porch with outside lighting. Attractive wood panelled and SUDG front door to

## ENTRANCE HALLWAY

with laminate wood strip flooring. Wall mounted consumer unit. Communicating door to the garage. Stairway to

## FIRST FLOOR HALLWAY

with double panelled radiator. Wired in smoke alarms. Attractive white 6 panel interior doors to

## THROUGH LOUNGE DINING ROOM

9'4" x 18'5" (2.87 x 5.63)

with feature contemporary fireplace having ornamental cream wooden surrounds incorporating a living flame log effect electric fire. Two double panelled radiators. TV aerial point, including BT. Inset ceiling spotlights. Thermostat for central heating system. Telephone point. Feature archway to



## FITTED KITCHEN TO FRONT

6'11" x 8'11" (2.11 x 2.72)

with a range of maple finish fitted kitchen units consisting inset single drainer stainless steel sink unit with mixer taps above, double base unit beneath. Further matching floor mounted cupboard units and drawer. Contrasting grey roll edge working surfaces above with inset four ring stainless steel gas hob unit. Single fan assisted oven with grill. Integrated extractor hood. White tiled splashbacks. Further matching wall mounted cupboard units. Appliance recess points. Plumbing for automatic washing machine (washing machine & fridge freezer included). Digital programmer for central heating and domestic hot water. Laminate wood strip flooring. Door to the airing cupboard housing the lagged copper cylinder fitted immersion heater for supplementary domestic hot water.



## BEDROOM

18'7" x 8'8" (5.67 x 2.65)

with built in double and single wardrobes in white. Two double panelled radiators. Power point. TV aerial point for a wall mounted flat screen TV. Telephone point. Loft access, partially boarded with lighting.



## BATHROOM

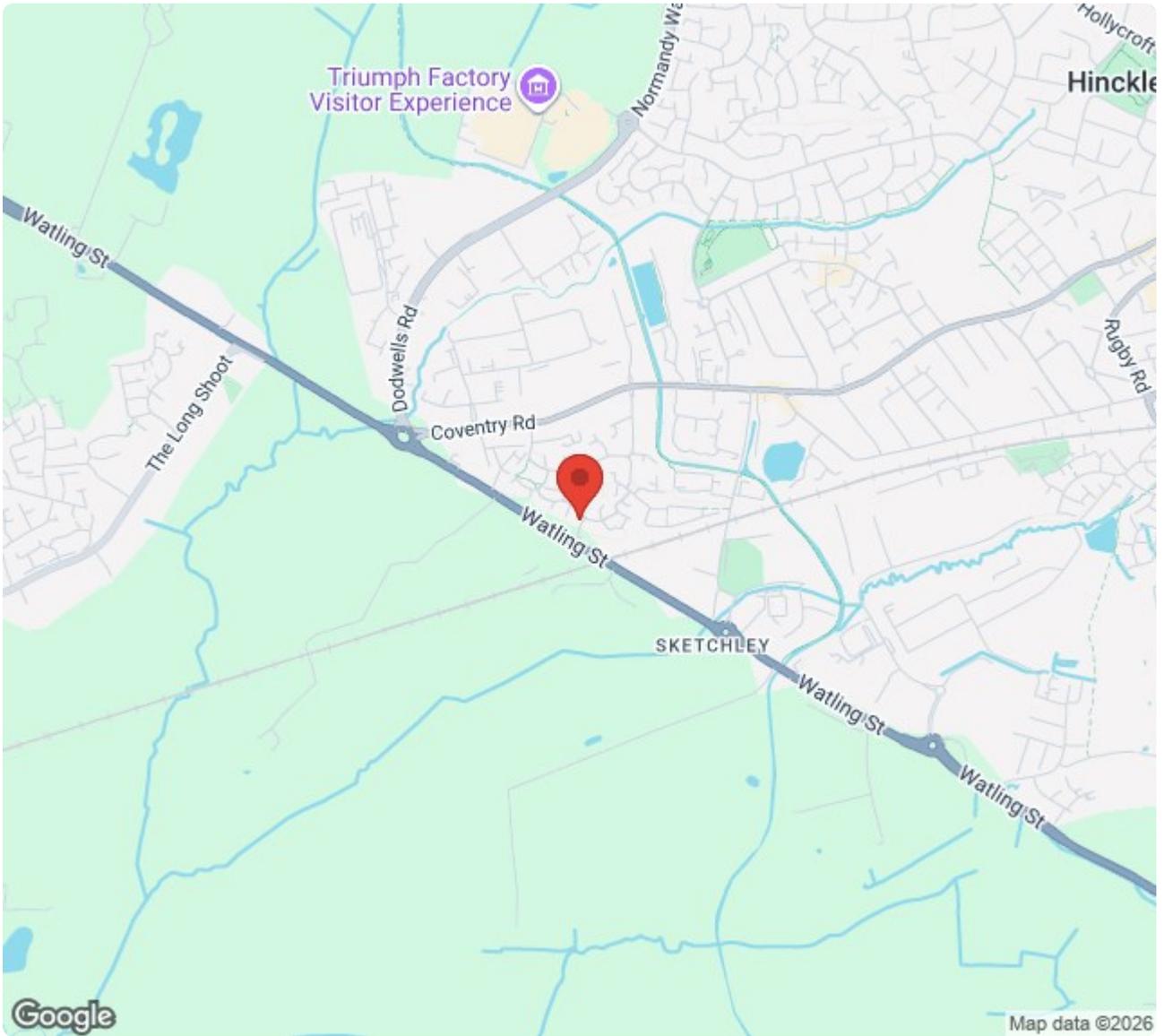
5'8" x 7'7" (1.73 x 2.32)

with white suite consisting panelled bath, mixer tap and shower attachment above. Pedestal wash hand basin. Low level WC. Contrasting tiled surrounds. Radiator. Extractor fan. Bathroom fittings include mirror fronted bathroom cabinet.

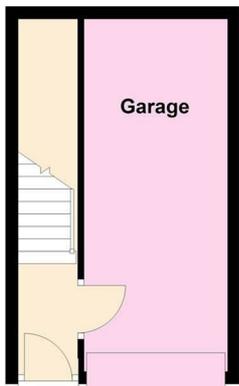


## OUTSIDE

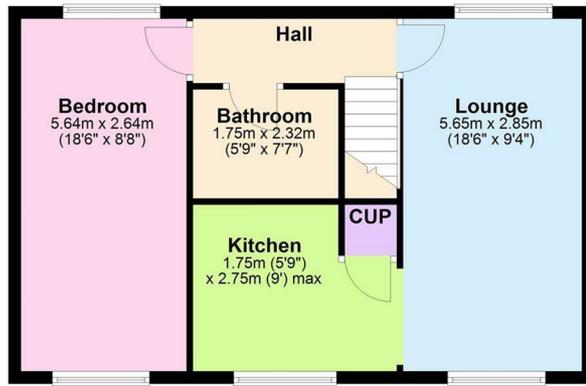
The property is nicely situated in a cul de sac set back from the road having a tarmac driveway to front leading to the large single brick built garage L-shaped measuring 3.95 (max.) x 5.72 (max.) with electric roller shutter door to front, light, power, wall mounted gas condensing boiler for central heating and domestic hot water.



**Ground Floor**  
Approx. 18.9 sq. metres (203.5 sq. feet)



**First Floor**  
Approx. 50.0 sq. metres (537.8 sq. feet)



Total area: approx. 68.9 sq. metres (741.3 sq. feet)

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>		77	77
(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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