

# Scrivins & Co

## Sales & Lettings

Scrivins & Co Ltd 98 Castle Street, Hinckley, Leicestershire, LE10 1DD  
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**12 TORRIDON WAY, HINCKLEY, LE10 0UH**

**OFFERS OVER £270,000**

**NO CHAIN!** Detached three bedroom family home overlooking a green to front. Sought after and convenient cul de sac location within walking distance of the town centre including shops, schools, doctors, dentist, leisure centre, train and bus stations, Hollycroft park and good access to major road links. Well presented and benefiting from tiled flooring, feature fireplace, re fitted shower room, gas central heating and UPVC SUDG. Accommodation offers entrance hallway, lounge diner, kitchen and conservatory. Three good sized bedrooms and shower room. Block paved and stoned front garden. Good sized enclosed rear garden with garage. Carpets, blinds and light fittings included.



## TENURE

Freehold  
Council Tax Band C

## ACCOMMODATION

UPVC SUDG front door to

## ENTRANCE HALLWAY

With stairway to the first floor, radiator, laminate wood strip flooring, door to cupboard housing the fuse box, gas and electric meters. White panelled interior door to

## LOUNGE/DINER

23'9" x 15'8" (7.25 x 4.80)

With a feature fireplace with stone hearth and backing with wooden mantle surrounding incorporating a coal effect fire, two radiators, TV aerial point and archway to



## CONSERVATORY TO REAR

9'9" x 12'11" (2.99 x 3.96)

With power, lighting, tiled flooring and UPVC SUDG French doors to the rear garden.



## KITCHEN TO REAR

13'3" x 6'11" (4.05 x 2.11)

With floor standing fitted kitchen units with roll edge working surfaces above, inset one and a half bowl stainless steel drainer sink with mixer tap. Housing for a fridge freezer, under counter space for a washing machine, gas hob with extractor above and integrated double oven. A further matching range of wall mounted cupboard units. Door to a cupboard/ pantry. Tiled flooring and UPVC SUDG door to the side of the property.



## FIRST FLOOR LANDING

With door to an airing cupboard housing the water tank and a white wooden interior door to

## BEDROOM ONE TO REAR

12'7" x 10'9" (3.85 x 3.30)

With a range of fitted bedroom furniture consisting of one double wardrobe, three single wardrobes, a range of cupboards above the bed, matching illuminated shelving, bedside tables and a matching dressing table with drawers. Radiator and laminate wood strip flooring.



### **BEDROOM TWO TO FRONT**

8'3" x 10'11" (2.53 x 3.33)

With radiator and laminate wood strip flooring.



### **BEDROOM THREE TO REAR**

7'10" x 12'7" (2.40 x 3.86)

With radiator and laminate wood strip flooring.



### **SHOWER ROOM TO FRONT**

7'0" x 7'11" (2.15 x 2.42)

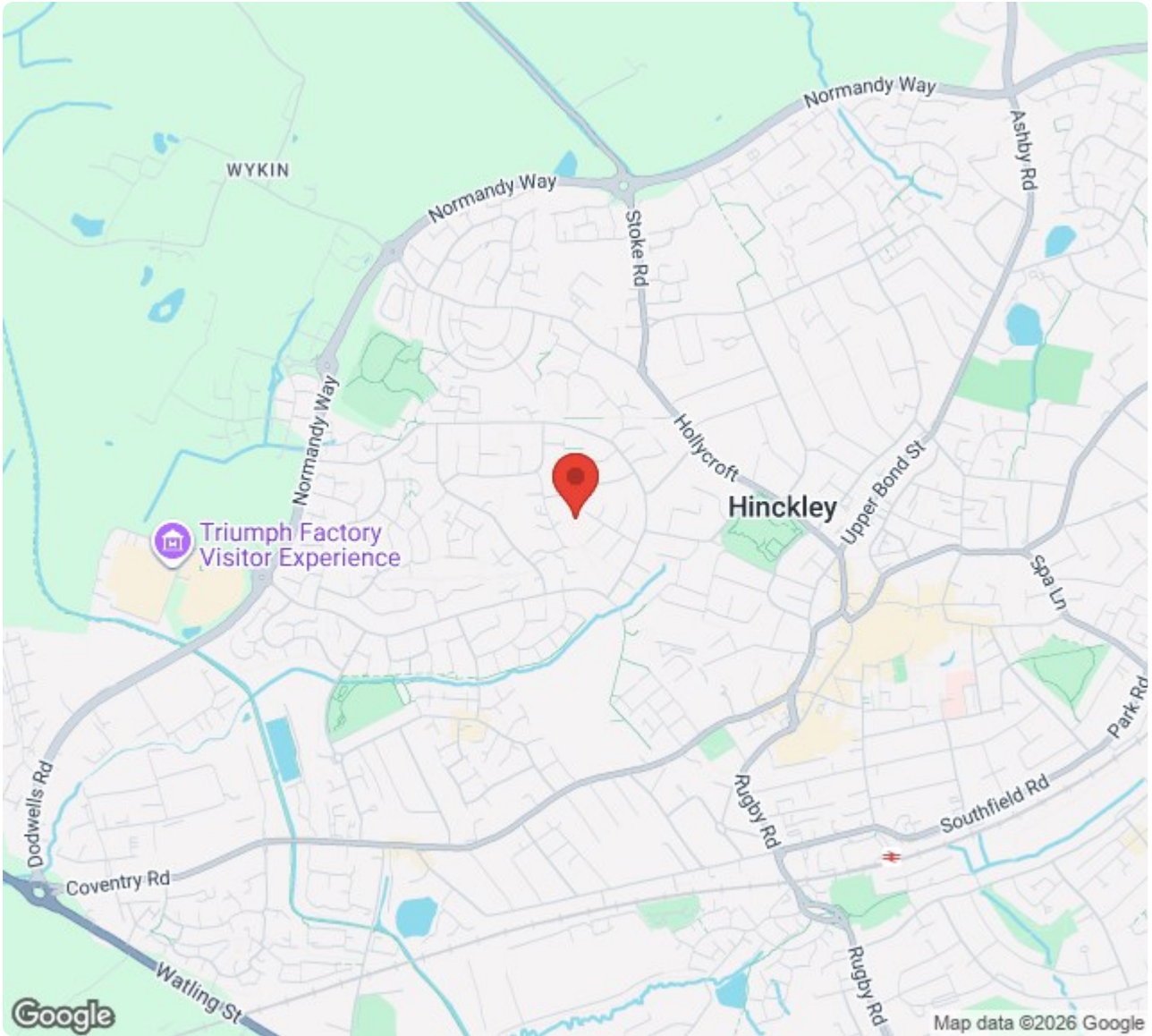
With large walk in shower cubicle with electric shower attachment and screen to side. Low level WC, vanity sink unit with double cupboard beneath, radiator, laminate wood strip flooring, extractor fan and loft access.



### **OUTSIDE**

Outside the property is nicely situated set back from the pathway with the front garden laid in block paving with stoned borders to side. Access down the left hand side of the property, through a pedestrian gate, leads to the fully fenced and enclosed rear garden with a large slab patio adjacent to the rear of the property beyond which the garden is laid in stone for easy maintenance with surrounding borders. There is also a further stoned area to the side of the property and leading to the brick built single garage (4.96m x 2.49m) with up and over door to front.





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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



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