

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

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1 LANGHAM CLOSE, HINCKLEY, LE10 1BD

25% SHARED OWNERSHIP £67,500

NO CHAIN! FOR 25% SHARE! Impressive 2012 built 3 storey end town house. Popular and highly convenient cul de sac location within walking distance of the town, the Crescent, schools, doctors surgery, bus and train stations, local parks and good access to major road links. Well presented and energy efficient with a range of good quality fixtures and fittings including white panelled interior doors, wooden flooring, wired in smoke alarm, gas central heating and UPVC SUDG. Spacious accommodation offers entrance hall, separate WC, fitted kitchen and lounge dining room. 3 double bedrooms, study/nursery and family bathroom. Driveway to front. Enclosed rear garden with shed. Carpets, blinds, light fittings and fridge freezer included. Furniture available via separate negotiation.



TENURE

Leasehold

25% Shared ownership 85 Year Lease remaining

Rent is £435.93 per month including service charges

ACCOMMODATION

Composite SUDG front door to

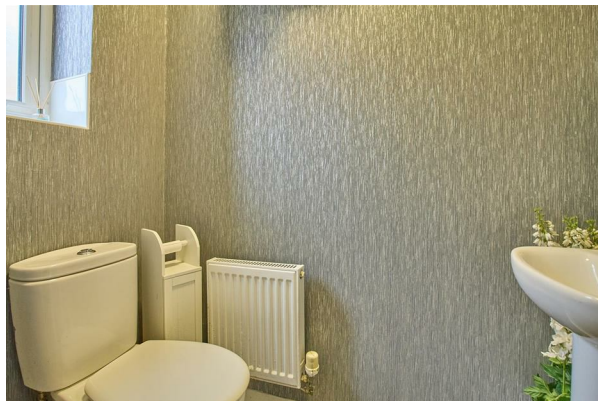
ENTRANCE HALLWAY

With radiator, smoke alarm, laminate wood strip flooring. White panelled interior door to

SEPARATE WC

5'5" x 2'9" (1.66 x 0.85)

With low level WC, pedestal wash hand basin, radiator. Vinyl flooring, extractor fan and also housing the consumer unit.



KITCHEN TO FRONT

12'5" x 7'10" (3.81 x 2.40)

With a range of floor standing kitchen units with roll edge working surfaces above with inset drainer stainless steel sink with mixer tap. Integrated Zanussi oven with gas hob and extractor above. Space for a washing machine. Fridge Freezer included. Further range of matching wall mounted cupboard units, one housing the Gloworm gas boiler. Vinyl flooring and radiator.



LOUNGE/DINING ROOM TO REAR

15'3" x 13'7" (4.66 x 4.15)

With laminate wood strip flooring, radiator, TV aerial point. Composite SUDG door leading to the rear garden.



FIRST FLOOR LANDING

With smoke alarm. White panelled interior door to airing cupboard which houses the water tank. White panelled interior door to

BEDROOM ONE TO REAR

10'3" x 15'4" (3.13 x 4.68)

With radiator.



BEDROOM TWO TO FRONT

15'3" x 9'7" (4.67 x 2.93)

With radiator.



SECOND FLOOR LANDING

With smoke alarm. White panelled interior door to

BEDROOM THREE

12'7" x 15'3" (3.85 x 4.65)

With radiator and TV aerial point. White panelled interior door to



NURSEY/ STUDY

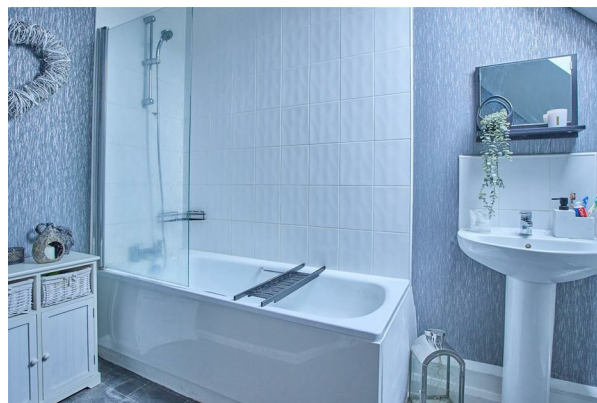
5'6" x 7'8" (1.69 x 2.34)

With radiator.

BATHROOM

9'3" x 7'1" (2.82 x 2.18)

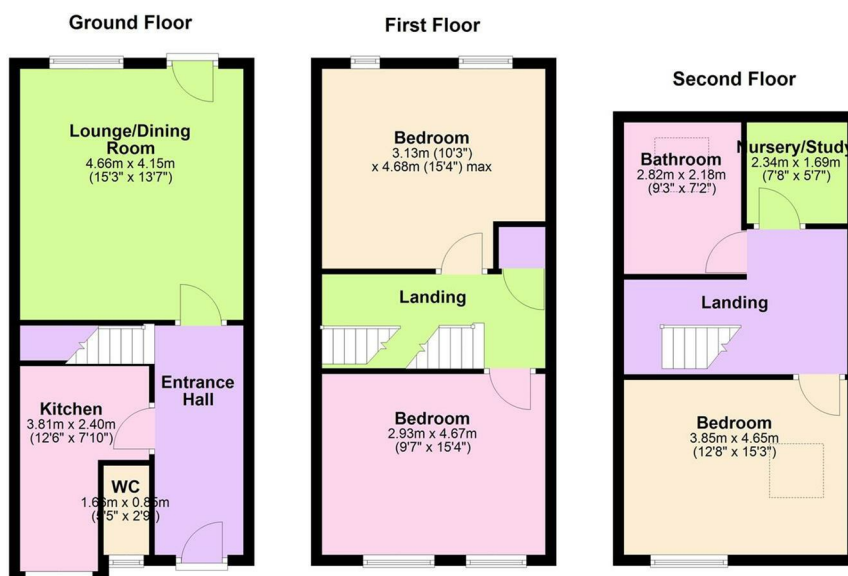
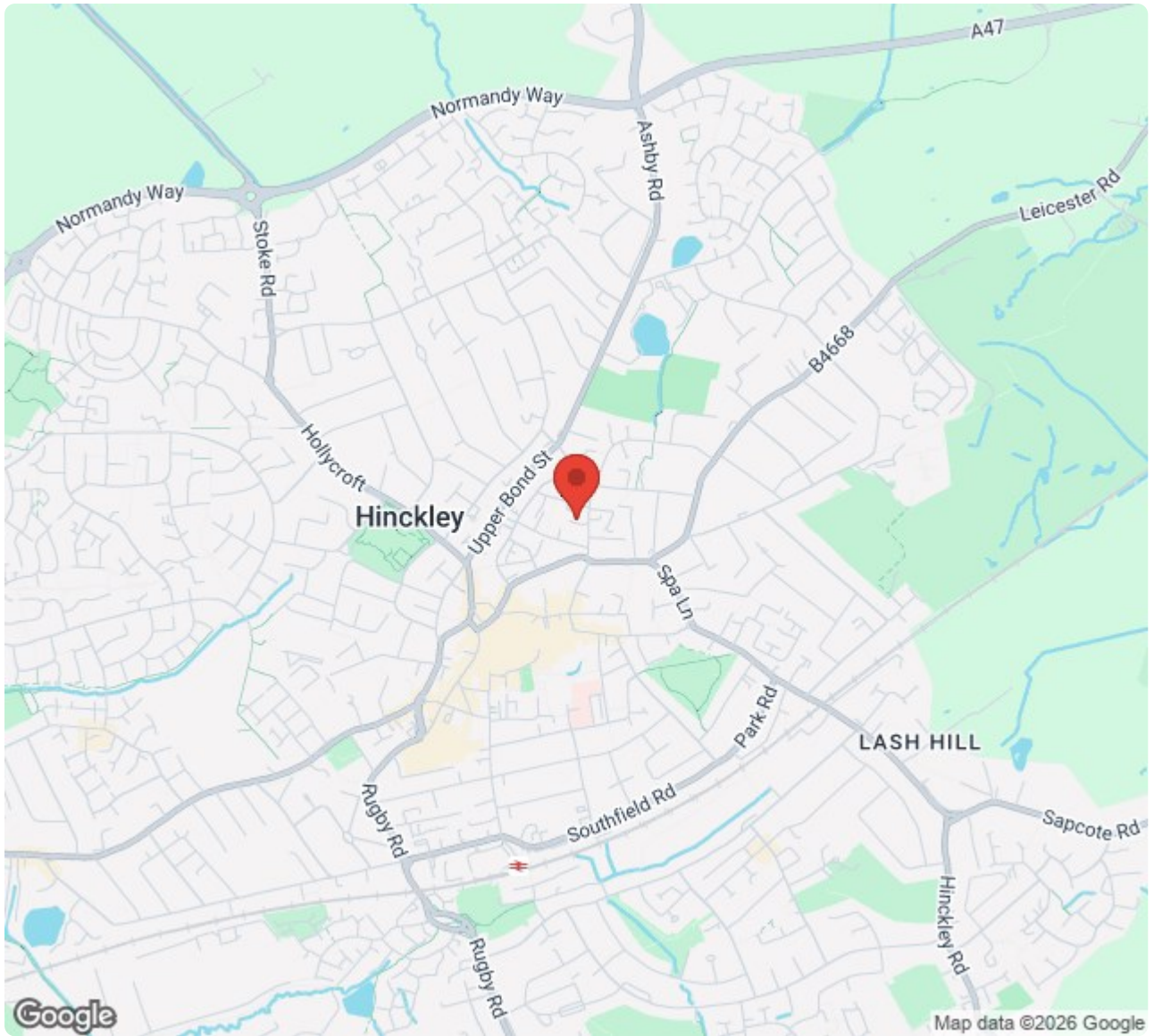
With a white panelled bath with mixer taps and shower attachment above, shower screen to side, low level WC, pedestal wash hand basin. Half tiled surrounds, radiator, vinyl flooring and Velux window.



OUTSIDE

The property is nicely situated in a cul de sac with a tarmac driveway to front with lawned area and a slabbed pathway leading to the front door. A pedestrian gate offers access to the fenced and enclosed rear garden which is laid in Astroturf and a slabbed patio to the top of the garden with a shed.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	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+)	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		
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