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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14 WOOD STREET CLOSE, HINCKLEY, LE10 1JS

OFFERS OVER £185,000

NO CHAIN. Attractive modern Jeffcote town house with garage. Sought after and highly convenient private block paved cul de sac location within walking distance of the town centre, the Crescent, schools, doctors, dentists, Leisure Centre, parks, train and bus stations and good access to major road links. Well presented including white panelled interior doors, gas central heating and UPVC SUDG. Offers entrance porch, lounge with feature fireplace, dining room and kitchen. Two bedrooms and bathroom with shower. Driveway to garage. Enclosed rear garden. Viewing highly recommended!

TENURE
Council Tax Band B

ACCOMMODATION
UPVC SUDG door to the entrance porch with laminate wood strip flooring, attractive white panel interior door to

LOUNGE TO FRONT
10'10" x 15'0" (3.31 x 4.59)
With feature fireplace incorporating a coal effect gas fire with marble hearth and backing and wooden surround. Single panel radiator, coving to ceiling. TV aerial point. Wooden glazed double doors to

DINING ROOM TO REAR
8'9" x 8'10" (2.67 x 2.71)
With laminate wood strip flooring, UPVC SUDG sliding doors to the rear garden. Coving to ceiling and single panel radiator. Archway through to

KITCHEN
9'10" x 9'7" (3.02 x 2.93)
With a range of fitted kitchen units with inset composite one and a half bowl sink and drainer with mixer tap above and cupboard beneath. Plumbing for automatic washing machine and appliance recess points. Further range of wall mounted cupboard units. Single panel radiator, wall mounted Worcester boiler for the central heating, tiled splashbacks. UPVC SUDG door to the garden.

FIRST FLOOR LANDING
With a range of fitted cupboards and loft access. Attractive white panelled interior doors to

BEDROOM ONE TO FRONT
19'1" x 8'8" (5.82 x 2.66)
With fitted double wardrobe, double panel radiator.

BEDROOM TWO TO REAR

11'5" x 9'0" (3.48 x 2.75)

With double wardrobe, single panel radiator.

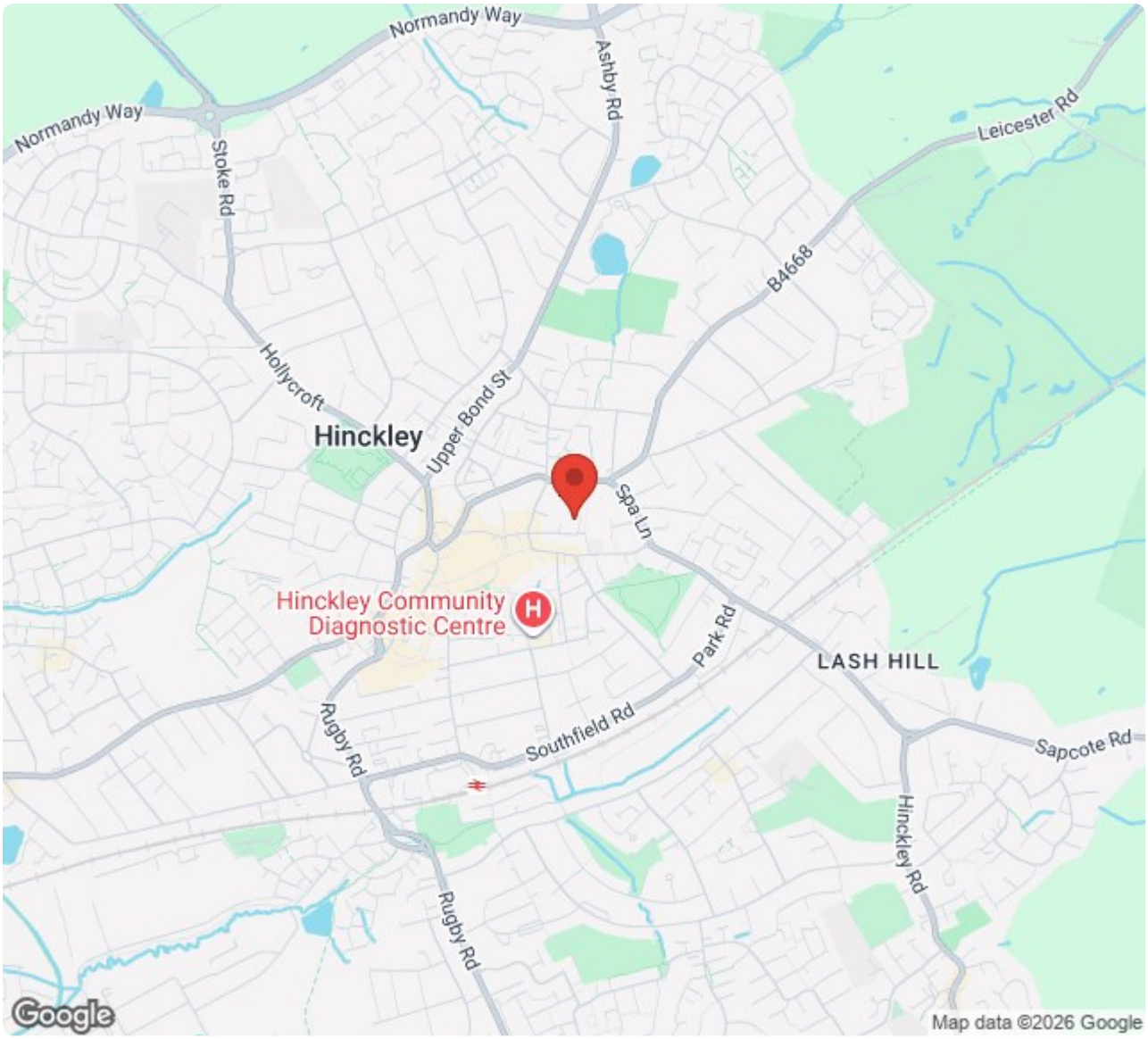
BATHROOM TO REAR

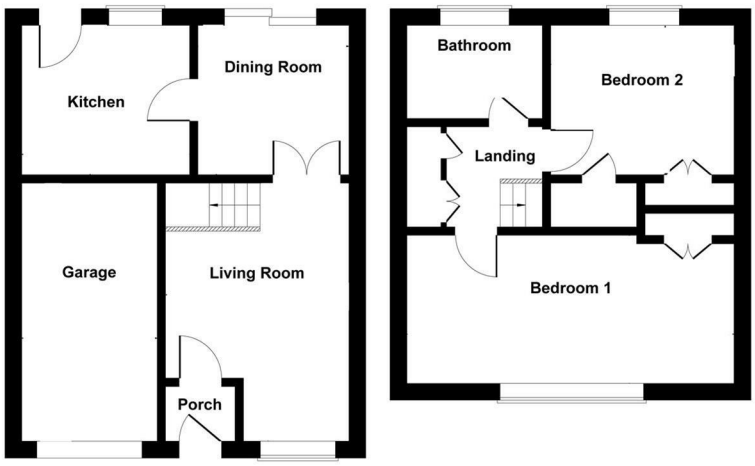
5'6" x 7'4" (1.69 x 2.25)

With panel bath, triton electric shower above and tiled surrounds. Low level WC, pedestal wash hand basin, vinyl flooring, single panel radiator.

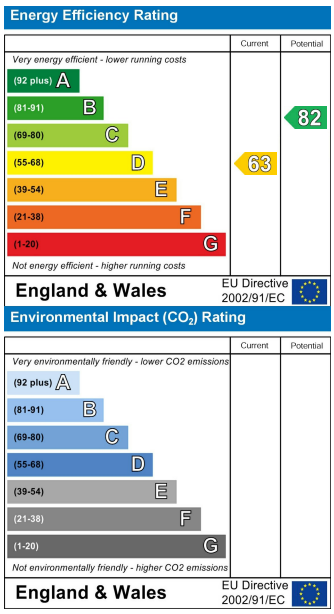
OUTSIDE

With a blocked paved driveway which leads to the garage with up and over door to front. The remainder of the front garden is in stone with block paved pathway and edging with outside lighting. Access via a timber gate to rear is the fenced enclosed rear garden. Adjacent to the rear of the property is a slabbed patio. The remainder of the garden is in stone, outside tap.





GROUND FLOOR FIRST FLOOR



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