

# Scrivins & Co

ESTATE AGENTS  
& LETTING AGENTS

98 Castle Street, Hinckley, Leicestershire, LE10 1DD  
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**6 STADIUM LANE, HINCKLEY, LE10 0RP**

**OFFERS OVER £235,000**

Impressive 2011 Crest Nicholson built Hanbury design detached family home. Sought after and convenient location close to Ashby Canal and with good access to the town, the crescent, local schools, train and bus stations and major road links including the A5 and M69 motorway. Immaculately presented NHBC guaranteed energy efficient with a range of good quality fixtures and fittings including oak finish interior doors, oak flooring, spindle balustrades, wired in smoke alarms, Carbon monoxide detectors, alarm system, gas central heating, UPVC SUDG and UPVC soffits and fascias. Offers entrance hall, separate WC, lounge and fitted dining kitchen. Three bedrooms (main with en suite shower room) and family bathroom. Driveway to garage. Landscaped and walled rear garden.

Viewing highly recommended. Carpets included.



## TENURE

Freehold

## ACCOMMODATION

Attractive composite panelled and SUDG front door with outside lighting to

## ENTRANCE HALLWAY

with oak strip flooring. Single panelled radiator. Telephone point. All the power points and light switches in the house are in chrome. Nest for the central heating system. Wired in smoke alarm. Carbon monoxide detector. Keypad for burglar alarm system. Dogleg stairway to first floor with pine spindle balustrades. Attractive oak finish interior doors to

## SEPARATE WC

with white suite consisting low level WC. Pedestal washing basin. Tiled splashbacks. Single panelled radiator. Extractor fan.

## LOUNGE

10'3" x 15'7" (3.14 x 4.75)

with oak strip flooring. Two radiators. TV aerial point, including Sky. Electronic blinds in the windows.

## FITTED DINING KITCHEN

15'5" x 11'3" (4.72 x 3.44)

with a fashionable range of gloss cream fitted kitchen units with soft close doors consisting inset one and a half bowl single drainer stainless steel sink with mixer taps above and double base unit beneath. Further matching floor mounted cupboard units and five drawer unit. Contrasting walnut finish working surfaces above with inset four ring stainless steel gas hob unit. Single fan assisted oven with grill beneath. Stainless steel chimney extractor above. Tiled splashbacks. Further matching wall mounted cupboard units. Integrated dishwasher. Plumbing for automatic washing machine. Extractor fan. Dining area with double panelled radiator. Useful under stairs storage cupboard. Oak strip flooring. UPVC SUDG doors to the rear garden.



## FIRST FLOOR LANDING

with pine spindle balustrades. Single panelled radiator. Wired in smoke alarm. Carbon monoxide detector. Door to the airing cupboard housing the gas condensing combination boiler for central heating and domestic hot water. Loft access.

## BEDROOM ONE

12'0" x 10'4" (3.68 x 3.17)

with single panelled radiator. Further keypad for the burglar alarm system. TV aerial point. Automatic blind. Door to



## EN SUITE SHOWER ROOM

10'5" x 3'2" (3.18 x 0.99)

with white suite consisting fully tiled shower cubicle with glazed shower doors. Pedestal washing basin. Low level WC. Shaver point. White heated towel rail. Extractor fan.





### **BEDROOM TWO**

8'4" x 8'2" (2.55 x 2.50)

with single panelled radiator.



### **BEDROOM THREE**

6'10" x 7'5" (2.09 x 2.28)

with single panelled radiator. Automatic window blind.



### **BATHROOM**

6'10" x 6'2" (2.09 x 1.89)

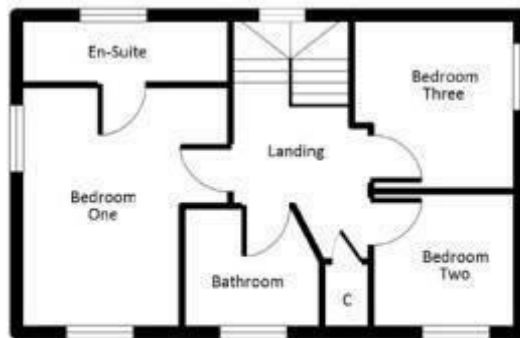
with white suite consisting panelled bath, mixer tap and shower attachment above, glazed shower screen to side. Pedestal washing basin. Low level WC. Contrasting tiled surrounds. White heated towel rail. Extractor fan. Bathroom fittings are included.



### **OUTSIDE**

the property is nicely situated on a corner plot with well stocked front and side garden. A timber gate offers access to the rear garden which is enclosed by high brick retaining walls and panelled fencing. Garden is hard landscaped having a full width slabbed and stone patio adjacent to the rear of the property. The garden is in AstroTurf with surrounding stone borders and timber decking patio. Outside power point, tap and LED lighting in the decking. To the bottom of the garden, a block paved driveway leads to a single brick built garage (2.94 x 6.05) with up and over door to front having pitched roof offering further storage, light and power.





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	78
(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>		80	81
(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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