

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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105 CLIFTON WAY, HINCKLEY, LE10 0UZ

OFFERS OVER £190,000

Extended modern Jelson built semi detached family home. Sought after and convenient location within walking distance of a parade of shops, doctors surgery, Battling Brook School, parks, the town centre, bus service and good access to major road links. Benefits include white panelled interior doors, wooden/ceramic tiled flooring, feature fireplace, modern kitchen, gas central heating and UPVC SUDG. Offers entrance porch, lounge, dining room, family room/ study, kitchen and utility station. Three bedrooms and bathroom. Driveway to carport. Front and enclosed sunny rear garden. Contact agents to view. Carpets and white goods included.



TENURE

Freehold

ACCOMMODATION

Attractive composite panelled SUDG unleaded front door to

ENTRANCE PORCH

with fitted meter cupboard, single panelled radiator. Keypad for burglar alarm system. Coving to ceiling. Wooden glazed door leads to

FRONT LOUNGE

14'8" x 14'3" (4.48 x 4.36)

with feature fireplace incorporating a living flame coal effect gas fire. Double panelled radiator. TV aerial point including Virgin Media. UPVC SUDG unleaded bay window to front. Stairway to first floor with white spindle balustrades. Thermostat for central heating system. Attractive white two panel interior doors to



REAR DINING ROOM

8'0" x 8'11" (2.44 x 2.73)

with feature black cast iron fireplace. Wood grain ceramic tiled flooring. Coving to ceiling. Built in storage cupboard.



FITTED KITCHEN TO REAR

15'2" max. x 12'3" max. (4.63 max. x 3.74 max.)

with a range of cream fitted kitchen units consisting inset white single drainer resin sink unit with mixer tap above, cupboard beneath. Further matching floor mounted cupboard units and three drawer unit. Contrasting butchers block working surfaces above. Tiled splashbacks. Further matching wall mounted cupboard units with integrated extractor hood. One cupboard conceals the gas boiler for central heating and domestic hot water with digital programmer. Appliance recess points. The white goods are included; cooker, washing machine, dishwasher. Wood grain ceramic tiled flooring. Radiator with surrounding ornamental radiator cover. Door to



UTILITY STATION

with fitted roll edge working surfaces. Wall mounted storage cupboards. Appliance recess points. Plumbing for a washing machine which is included. Hardwood and SUDG French doors to rear garden. Further hardwood and SUDG stable door to car port.

FAMILY ROOM/ STUDY TO REAR

6'3" x 12'11" (1.91 x 3.96)

with feature fireplace having ornamental beech finish surrounds.

FIRST FLOOR LANDING

with white spindle balustrades. Door to the airing cupboard housing the lagged copper cylinder fitted immersion heater for supplementary domestic hot water. Loft access, partly boarded with lighting.

FRONT BEDROOM ONE

8'5" x 14'5" (2.59 x 4.40)

with single panelled radiator.



BEDROOM TWO TO REAR

8'10" x 8'4" (2.71 x 2.56)

with radiator.



BEDROOM THREE TO FRONT

5'10" x 9'0" (1.80 x 2.75)

with radiator. Built in storage cupboard.



BATHROOM TO REAR

6'2" x 5'11" (1.88 x 1.82)

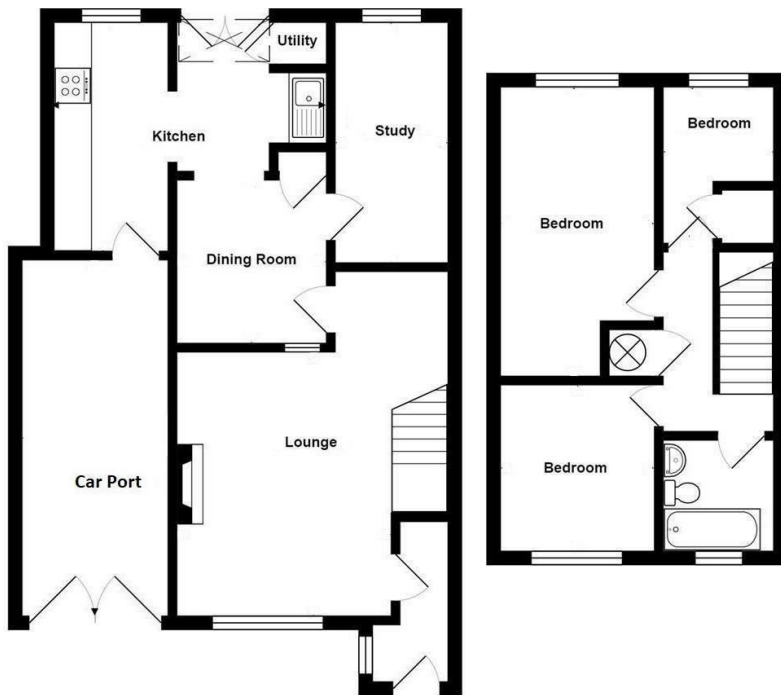
with panelled bath, electric shower unit above and glazed shower screen to side. Pedestal wash hand basin. Low level WC. Contrasting fully tiled surrounds. Radiator. Laminate wood strip flooring.



OUTSIDE

the property is set back from the road. The front garden is hard landscaped in slate chippings with tree to centre. A block paved driveway offers ample car parking leading to the car port (2.39 x 6.22) with timber door to front having light and power. There is a fully fenced and enclosed rear garden which has a full width slabbed patio adjacent to the rear of the property beyond which the garden is mainly laid to lawn. @Outside tap. Water butt. The garden has a sunny aspect.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D		61	
(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 plus) 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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