

# Scrivins & Co

## Sales & Lettings

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

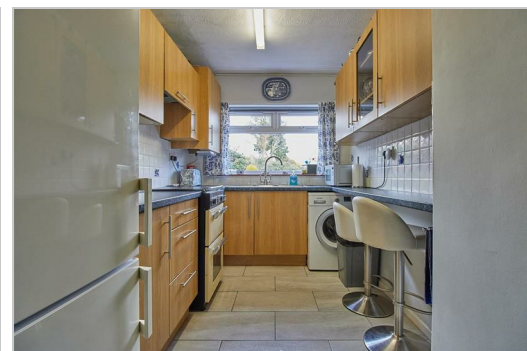
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**14 TORRIDON WAY, HINCKLEY, LE10 0UH**

**£240,000**

Extended and refurbished modern Jelson built detached family home with open views to front. Sought after and convenient location within walking distance of a parade of shops, doctors surgery, Hollycroft Park, Clarendon Park, the Town Centre, the Crescent, Battling Brook School, train and bus stations and good access to major road links. Immaculately presented including wood burning stove, parquet flooring, refitted kitchen and bathroom, gas central heating, UPVC SUDG and UPVC soffits and fascias. Spacious accommodation offers entrance porch, entrance hall, through lounge dining room, breakfast kitchen, side porch and separate WC. Three double bedrooms and bathroom with shower. Driveway to garage. Well kept front and good sized rear garden. Viewing recommended. Carpets and blinds included.



## TENURE

Freehold

## ACCOMMODATION

Attractive UPVC SUDG door to

## ENTRANCE PORCH

with quarry tiled flooring. Overhead lighting. Door to storeroom. Further hard wood and glazed door leads to

## ENTRANCE HALLWAY

with parquet flooring. Double panelled radiator. Telephone point. Wall mounted consumer unit. Meter cupboard. Stairway to first floor with pine spindle balustrades. Hardwood and glazed door leads to

## LOUNGE DINING ROOM

15'8" max. x 23'10" (4.80 max. x 7.27 )

L-shaped with feature fireplace having raised black slate hearth and brick backing incorporating a cast iron wood burning stove, hardwood mantle above. Parquet flooring. Two radiators. TV aerial point and internet cable point. Thermostat for central heating system. UPVC SUDG sliding patio doors to rear garden.



## REFITTED BREAKFAST KITCHEN TO REAR

6'11" x 13'3" (2.13 x 4.06)

with a range of light oak fitted kitchen units with soft close doors consisting inset 1 and a half bowl single drainer stainless steel sink unit with mixer tap above, double base unit beneath. Further matching floor mounted cupboard units and three drawer unit. Contrasting roll edge working surfaces above, including a breakfast bar. Tiled splashbacks. Further matching wall mounted cupboard units, including one display unit with glazed doors. Integrated extractor hood. One unit conceals the Vaillant gas condensing boiler for central heating and domestic hot water with digital programmer. Appliance recess points. Plumbing for automatic washing machine. Gas and electric cooker points. Ceramic tiled flooring. Door to a pantry with fitted shelving. SUDG door to



## SIDE PORCH

with quarry tiled flooring. Overhead lighting. UPVC SUDG door to the rear of the property. Door to a separate WC with white low level WC, wall mounted sink unit, tiled splashbacks, quarry tiled flooring, slimline panel heater. Door to useful under stairs storage cupboard.

## FIRST FLOOR LANDING

with airing cupboard housing the lagged copper cylinder fitted immersion heater for supplementary domestic hot water. Loft access with extending aluminium ladder for access. The loft is partially boarded with lighting.

## REAR BEDROOM ONE

10'7" x 12'5" (3.25 x 3.81)

with single panelled radiator.



### **BEDROOM TWO TO FRONT**

10'11" x 8'3" (3.35 x 2.54)

with single panelled radiator.



### **BEDROOM THREE TO REAR**

7'10" x 12'7" (2.40 x 3.84)

with single panelled radiator. Internet cable point. Two double surge protected wall sockets.



### **REFITTED BATHROOM TO FRONT**

7'2" x 8'0" (2.19 x 2.44)

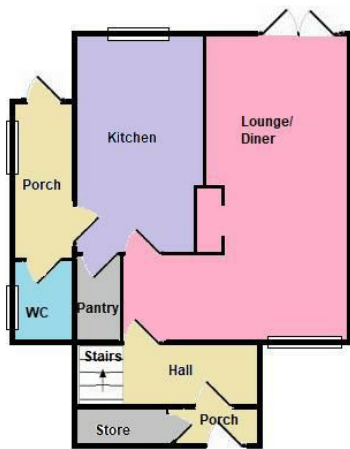
with white suite consisting panelled bath, mixer tap and shower attachment above. Fully tiled shower cubicle with glazed shower door. Pedestal wash hand basin. Low level WC. Contrasting tiled surrounds. Chrome heated towel rail. Shaver point.



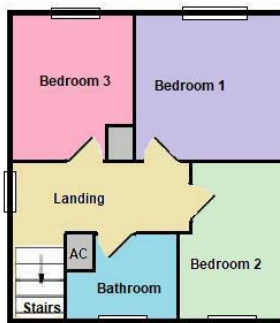
### **OUTSIDE**

the property is nicely situated overlooking a green to front set well back from the road screened behind white post and rail fencing having a well stocked front garden with surrounding pathway. A timber gate and slabbed pathway lead down the left hand side of the property to the good sized fully fenced and enclosed rear garden which has a full width paved patio adjacent to the rear of the property. The garden is in AstroTurf with surrounding well stocked beds and borders. A paved pathway leads to the top of the garden where there is a vegetable plot. There is also an outside tap and security light. Timber shed. Close by to the property is a tarmac and paved driveway leading to a single brick built garage with up and over door to front.





Ground Floor



First Floor

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