

# Scrivins & Co

ESTATE AGENTS  
& LETTING AGENTS

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## 4 MERRYHURST PLACE, HINCKLEY, LE10 0FG

**£195,000**

Stylish 2002 Crest Nicholson built family home. Sought after and convenient cul de sac location close to Ashby Canal and with good access to local schools, the town centre and major road links. Immaculately presented with a range of good quality fixtures and fittings including white panelled interior doors, coving, spindle balustrades, wired in smoke alarms, gas central heating and UPVC SUDG. Offers canopy porch, entrance hall, separate WC, lounge, dining room and kitchen. 3 bedrooms (main with en suite shower room) and family bathroom. Car parking space. Front and enclosed sunny rear garden with shed. Viewing recommended. Carpets, blinds and light fittings included



**TENURE**  
FREEHOLD

### **ACCOMMODATION**

Open pitched and tiled canopy porch with outside lighting. Attractive composite panelled and SUDG front door to

### **ENTRANCE HALLWAY**

with radiator and overhead lighting. Coving to ceiling. Wall mounted doorbell chime. Attractive white six panelled interior door to

### **SEPARATE WC**

with white suite consisting low level WC, pedestal wash hand basin and contrasting tiled surrounds. Radiator and extractor fan.

### **FRONT LOUNGE**

12'5" x 16'7" (3.81 x 5.07)

with single and double panelled radiators. TV and telephone points. Wired in smoke alarm. Coving to ceiling. Stairway to first floor with white spindle balustrades. Useful understairs storage cupboard beneath.



### **DINING ROOM TO REAR**

8'5" x 8'7" (2.57 x 2.62)

with double panelled radiator. Coving to ceiling. UPVC SUDG French doors to rear garden with built in blinds. TV point. Feature archway to



### **FITTED KITCHEN TO REAR**

8'6" x 6'7" (2.61 x 2.02)

with a range of beech finish fitted kitchen units consisting inset single drainer stainless steel sink unit with mixer taps above and cupboard beneath. Further matching floor mounted cupboard units and drawers. Contrasting roll edged working surfaces above with inset four ring gas hob unit. Single oven with grill beneath. Integrated extractor above. Tiled splashbacks. Further wall mounted cupboard units, one concealing the gas boiler with digital programmer for central heating and domestic hot water. Appliance recess points. Plumbing for automatic washing machine.



### **FIRST FLOOR LANDING**

with airing cupboard housing the lagged copper cylinder and fitted immersion heater for supplementary domestic hot water. Coving to ceiling. Wired in smoke alarm. Loft access



### FRONT BEDROOM ONE

11'3" x 9'4" (3.43 x 2.85)

with built in double wardrobe. Single panelled radiator. Door to



### EN SUITE SHOWER ROOM

with white suite consisting fully tiled double shower cubicle with glazed shower door. Pedestal wash hand basin and low level WC. Contrasting tiled surrounds. Radiator. Shaver point and extractor fan



### BEDROOM TWO TO REAR

8'2" x 8'10" (2.51 x 2.70)

with single panelled radiator.



### BEDROOM THREE TO REAR

7'5" x 8'0" (2.27 x 2.45)

with radiator



## FAMILY BATHROOM

6'4" x 6'7" (1.94 x 2.03)

with white suite consisting panelled bath, mixer taps and shower attachment above. Pedestal wash hand basin and low level WC. Contrasting tiled surrounds including the flooring. Radiator and extractor fan. Shaver point



## OUTSIDE

The property is nicely situated in a cul de sac, set back from the road, screened behind picket fencing. The front garden is stoned for easy maintenance with inset shrub. A slabbed pathway and timber gate lead to the fully fenced and enclosed rear garden which has a slabbed patio adjacent to the rear of the property, beyond which the garden is mainly laid to lawn with surrounding beds. Further stoned patio to the top of the garden. The garden has a sunny aspect. Outside tap. Timber shed. Outside light. Adjacent to the property is a tarmac driveway





TOTAL AREA: APPROX. 786.4 SQ. FEET

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms, and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
Plan produced using PlanUp.

4, MERRY HURST PLACE, HINCKLEY

| Energy Efficiency Rating  |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs                     |  |                         |           |
| (92 plus) A   |  |                         | 85        |
| (81-91) B   |  |                         |           |
| (69-80) C   |  |                         |           |
| (55-68) D   |  | 65                      |           |
| (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 <sub>2</sub> ) Rating                  |  | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |  |                         |           |
| (92 plus) A   |  |                         | 83        |
| (81-91) B   |  |                         |           |
| (69-80) C   |  |                         |           |
| (55-68) D   |  | 62                      |           |
| (39-54) E   |  |                         |           |
| (21-38) F   |  |                         |           |
| (1-20) G  |  |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |  |                         |           |
| England & Wales   |  | EU Directive 2002/91/EC |           |



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