

Scrivins & Co

ESTATE AGENTS
& LETTING AGENTS

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44A STATION ROAD, HINCKLEY, LE10 1AP

£295,000

NO CHAIN. Impressive eye catching new home built to a high specification. Sought after and highly convenient location within walking distance of the town centre, the Crescent, schools, doctors, dentist, Leisure Centre, train and bus stations and good access to major road links. Immaculate contemporary style interior, energy efficient with a range of good quality fixtures and fittings including oak panelled interior doors spindle balustrades, spotlights, wired in smoke alarm, gas central heating, UPVC SUDG and UPVC soffits and fascias. Bright and spacious accommodation offers canopy porch, entrance hall, separate WC, lounge and open plan living dining kitchen with built in appliances. Three bedrooms (main with en suite shower room) and family bathroom. Wide driveway. Enclosed sunny rear garden. Viewing highly recommended. Contact agents to view.



TENURE

Freehold

ACCOMMODATION

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

ENTRANCE HALLWAY

with single panelled radiator. Wired in smoke alarm. Doorbell chime. Wall mounted consumer unit. Cable entry point. Stairway to first floor with white spindle balustrades. Useful under stairs storage cupboard beneath. Oak panelled interior doors lead to

SEPARATE WC

with white suite consisting low level WC. Vanity sink unit with grey cupboard beneath. Ceramic tiled splashback and flooring. Radiator. Extractor fan.

FRONT LOUNGE

10'8" x 15'5" (3.26 x 4.70)

with double panelled radiator. Two TV aerial points, one for a wall mounted flat screen TV.



OPEN PLAN FITTED LIVING DINING KITCHEN TO REAR

17'5" x 12'10" (5.31 x 3.92)

fitted kitchen with a fashionable range of gloss cream fitted kitchen units with soft close doors consisting inset black 1 and a half bowl single drainer resin sink unit, mixer tap above and cupboard beneath. Further matching range of floor mounted cupboard units and three drawer unit. Contrasting wood grain roll edge working surfaces above with inset four ring ceramic hob unit. Single fan assisted oven with grill beneath. Black chimney extractor hood above. Cream tiled splashbacks. Further matching wall mounted cupboard units. Integrated dishwasher and washer dryer. Wall mounted Vaillant gas condensing combination boiler for central heating and domestic hot water with digital programmer and thermostat on both floors. Oak finish laminate wood strip flooring. Inset ceiling spotlights. Wired in heat detector. CO2 detector. Extractor fan. The living dining area with single panelled radiator. Inset ceiling spotlights. Power point and TV aerial point for a wall mounted flat screen TV. UPVC SUDG French doors to rear garden.



FIRST FLOOR LANDING

with loft access.

FRONT BEDROOM ONE

14'2" x 11'9" (4.33 x 3.59)

with single panelled radiator. Power point and TV aerial point for a wall mounted flat screen TV. Door to



EN SUITE SHOWER ROOM

with a white suite consisting fully tiled double shower cubicle with glazed shower door and rain shower above. Vanity sink unit with grey double cupboard beneath. Low level WC. Contrasting tiled surrounds, including the flooring. Chrome heated towel rail. Extractor fan.



BEDROOM TWO TO REAR

8'3" x 11'11" (2.54 x 3.65)

with radiator. Power point. TV aerial point for a wall mounted flat screen TV.



BEDROOM THREE TO REAR

8'9" x 10'6" (2.69 x 3.22)

with radiator. Power point. TV aerial point for a wall mounted flat screen TV.



BATHROOM

5'8" x 5'10" (1.74 x 1.79)

with white suite consisting panelled bath. Vanity sink unit with grey double cupboard beneath. Wall mounted illuminated mirror fronted bathroom cabinet. Contrasting tiled surrounds. Including the flooring. Chrome heated towel rail. Extractor fan. The bathroom cabinet is also a de-mister.



OUTSIDE

the property is set back from the road having a full width stone driveway to front. A slabbed pathway leads down the left hand side of the property to the fully fenced and enclosed rear garden which has a sunny aspect having a full width slabbed patio adjacent to the rear of the property. The garden is principally laid to lawn. Outside tap and security light.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales		EU Directive 2002/91/EC

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