

# Scrivins & Co

## Sales & Lettings

Scrivins & Co Ltd 98 Castle Street, Hinckley, Leicestershire, LE10 1DD  
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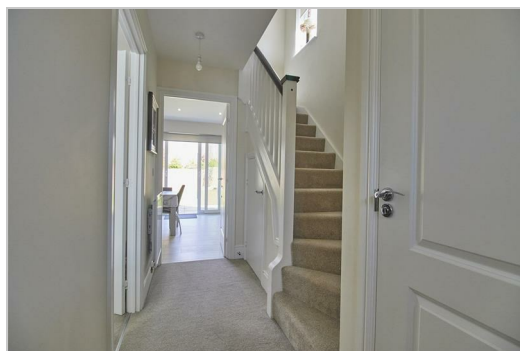
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## 17 FERRY PICKERING CLOSE, HINCKLEY, LE10 0YN

**OFFERS OVER £264,000**

Impressive 2018 Redrow built traditionally styled Ludlow design semi detached family home. Sought after new cul de sac development within walking distance of town centre, the Crescent, schools, doctors surgery, dentist, parks, train and bus stations with good access to major road links. Immaculate contemporary style interior with NHBC guaranteed, energy efficient with a range of good quality fixtures and fittings including white panelled interior doors, Amtico flooring, spindle balustrade, spotlights, wired in smoke alarm, solar panels, GCH, UPVC SUDG and UPVC soffits and fascias. Spacious accommodation offer open porch, entrance hall, lounge, fitted dining kitchen and utility station. Three bedrooms (main with en suite shower room) and family bathroom. Driveway, garage space, front and enclosed rear gardens. Viewing highly recommended. Carpets, blinds, wardrobes and shed included.





## TENURE

Freehold

## ACCOMMODATION

Open pitch and tiled canopy porch with outside light. Attractive composite panel and SUDG front door to:

### ENTRANCE HALLWAY

Single panel radiator, wired in smoke alarm, doorbell charms, keypad for burglar alarm system, Hive thermostat control for ground floor central heating system. Stairs to first floor with white spindle balustrade and useful under stairs storage cupboard beneath.

### SEPARATE WC

fitted with white suite consisting low level WC and wall mounted basin unit with tiled splashback. Ceramic tiled flooring, radiator, inset ceiling spotlight. Door to

### FRONT LOUNGE

10'9" x 15'8" (3.30 x 4.80)

Wall mounted cabinet with grey storage cupboard and display shelving, single panel radiator and TV aerial point including Virgin Media.

### FITTED DINING KITCHEN TO REAR

17'8" x 11'3" (5.41 x 3.45 )

with a fashionable range of gloss warm grey fitted kitchen units with soft close doors. Consisting inset one and a half bowl single drainer stainless steel sink unit with mixer taps above, and cupboard beneath. Further range of floor mounted cupboard units and three drawer unit. Contrasting working surfaces above with inset four ring stainless steel hob unit. Stainless steel chimney extractor hood above. Tiled splashbacks. Further matching wall mounted cupboard units and one tall pull-out larder cupboard. Integrated appliances include two fan assisted ovens with grills, a dishwasher, fridge freezer. Inset ceiling spot lights. Amtico tiled flooring. Fashionable vertical radiator. TV aerial point. UPVC SUDG sliding patio doors to rear garden. Door to utility cupboard with space for washing machine and tumble dryer. Fitted working surface.



### FIRST FLOOR LANDING

with white spindle balustrades. Radiator. Wired in smoke alarm. Door to airing cupboard housing the wall mounted gas condensing combination boiler for central heating and domestic hot water.

### FRONT BEDROOM ONE

10'9" x 11'3" (3.30 x 3.44)

with a range of fitted sliderobes, consisting two double wardrobe units with mirrored glazed doors to front. Two matching bedside chest of drawers. Radiator. TV aerial point. Further Hive thermostat for the first floor.



### ENSUITE SHOWER ROOM

6'11" x 4'1" (2.11 x 1.25)

with white suite consisting fully tiled double shower cubicle with glazed shower door. Wall mounted sink unit with mirror above. Low level WC. Amtico tiled flooring. Chrome heated towel rail. Inset ceiling spotlights. Extractor fan. Shaver point. White bathroom cabinet included.



### **BEDROOM TWO TO REAR**

14'0" x 10'10" (4.27 x 3.31)

with radiator. Range of bedroom furniture in medium oak consisting two double wardrobe units with further matching chest of drawers. Matching bunk bed in pine. Matching dressing table, display shelving above. Radiator.



### **BEDROOM THREE TO REAR**

8'7" x 8'6" ( 2.63 x 2.61)

with double slide robe in white with chest of drawers beneath. Radiator.



### **FAMILY BATHROOM TO FRONT**

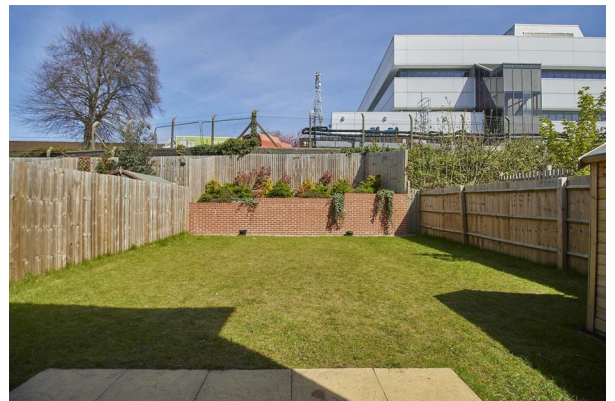
6'5" x 5'6" (1.98 x 1.69)

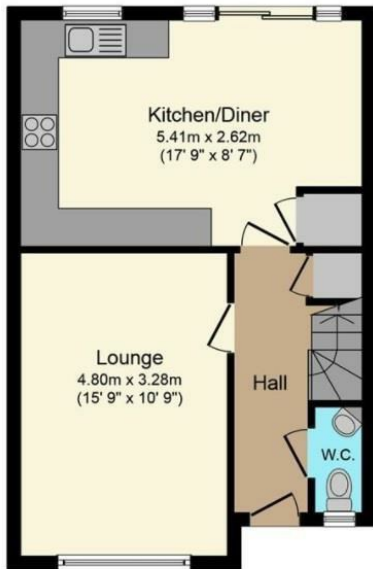
with white suite consisting panelled bath. Mains shower unit above. Glazed shower screen to side. Wall mounted sink unit. Low level WC. Matching tiled surrounds. Amtico style flooring. Chrome heated towel rail. Shaver point. Inset ceiling spotlights. Extractor fan.



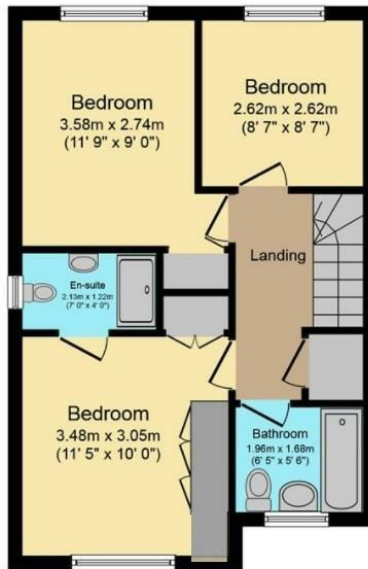
### **OUTSIDE**

The property is nicely situated at the head of the cul de sac, set back from the road. The front garden is principally laid to lawn with surrounding well stocked beds and borders. Tarmac driveway leads down the side of the property, offering ample car parking and room for garage/extension (subject to planning permission). Timber gate offers access 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. To the top of the garden is a raised bed. Timber shed and outside tap, light and power point.





**Ground Floor**



**First Floor**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			96
(81-91) B		84	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b> EU Directive 2002/91/EC			

