

Scrivins & Co

ESTATE AGENTS & LETTING AGENTS

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6 BRECHIN CLOSE, HINCKLEY, LE10 0UX

ASKING PRICE £210,000

NO CHAIN. Extended modern 4 bedroomed Jelson built semi detached family home. Sought after and convenient cul de sac location within walking distance of a parade of shops, Doctors surgery, Battling Brook School, local parks, the town centre and with good access to major road links. In need of updating. Benefits from gas central heating and SUDG. Spacious accommodation offers entrance porch, entrance hall, lounge, dining room, dining kitchen, rear lobby, separate WC and family room. 4 good sized bedrooms and shower room. Driveway to single garage. Front and enclosed sunny rear garden. Contact Agents to view



TENURE
FREEHOLD

ACCOMMODATION
SUDG front door to

ENTRANCE PORCH
with tiled flooring. Further wood and glazed door to

ENTRANCE HALLWAY
with single panelled radiator. Digital thermostat for central heating system. Coving to ceiling. Door to cloaks cupboard housing the meters. Stairway to first floor with pine spindle balustrades. Wood and glazed door to

FRONT LOUNGE
10'9" x 15'7" (3.30 x 4.75)
with feature stone fireplace. Single panelled radiator

REAR DINING ROOM
8'7" x 9'8" (2.62 x 2.97)
with double panelled radiator. SUDG sliding patio doors to rear garden



DINING KITCHEN TO REAR
15'9" x 9'9" (4.82 x 2.99)
with single drainer stainless steel sink unit with double cupboard beneath. Further matching floor mounted cupboard units and three drawer unit. Contrasting roll edged working surfaces above with inset four ring electric hob unit. Extractor hood above. Tiled splashbacks. Further matching wall mounted cupboard units. Integrated oven and grill. Appliance recess points. Plumbing for automatic washing machine. Radiator. Communicating door to garage. Door to

REAR LOBBY
with SUDG sliding patio doors to rear garden. Door to

SEPARATE WC
with white suite consisting low level WC. Wall mounted sink unit. Radiator. Wood and glazed door to

FAMILY ROOM/BED SITTING ROOM
7'4" x 15'1" (2.24 x 4.62)
with single panelled radiator

FIRST FLOOR LANDING
with pine spindle balustrades. Coving to ceiling. Door to airing cupboard housing the Vaillant gas condensing combination boiler, new as of 2016, for central heating and domestic hot water. Loft access

FRONT BEDROOM ONE
9'10" x 12'10" (3.00 x 3.93)
with fitted bedroom furniture consisting two double wardrobe units. Dressing table to centre. Cupboards above. Radiator



BEDROOM TWO TO REAR

9'6" x 10'10" (2.90 x 3.32)



BEDROOM THREE TO FRONT

14'9" x 7'8" (4.50 x 2.35)

with two built in double wardrobes with cupboards above. Two radiators



BEDROOM FOUR TO REAR

6'7" x 13'3" (2.02 x 4.04)

with built in single and double wardrobes with cupboards above and drawers beneath. Radiator



SHOWER ROOM TO REAR

7'5" x 5'6" (2.27 x 1.68)

with fully tiled shower cubicle with glazed shower door. Vanity sink unit with double cupboard beneath. Low level WC. Contrasting tiled surrounds. Radiator.



OUTSIDE

6'8" x 16'4" (2.05 x 4.99)

The property is nicely situated in a cul de sac, set back from the road, the front garden being principally laid to lawn. There is a wide slabbed driveway offering ample car parking, leading to the single integral garage (16 ft 4 ins x 6 ft 8 ins) with up and over door to front. The garage has lighting. There is a fenced and enclosed rear garden which is principally paved for easy maintenance. Ornamental pond. Surrounding beds. Outside tap





Ground Floor
Approx. 750.4 sq. feet



First Floor
Approx. 555.0 sq. feet



Total area: approx. 1305.4 sq. feet
Not to scale
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C	73	
(55-68) D		
(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		82
(81-91) B		
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

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