

Scrivins & Co

ESTATE AGENTS & LETTING AGENTS

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5 SHEEPY CLOSE, HINCKLEY, LE10 1JL

ASKING PRICE £335,000

Outstanding Birch Homes built detached family home. Sought after and convenient cul de sac location within walking distance of the town, The Crescent, local schools, the Leisure Centre, Doctors, Dentist, local parks and with good access to the A5 and M60 motorway. Immaculately presented with a range of good quality fixtures and fittings including white panelled interior doors, spindle balustrades, coving, wired in smoke alarms, alarm system, gas central heating and UPVC SUDG. Spacious accommodation offers canopy porch, entrance hall, separate WC, lounge with feature fireplace, dining room, refitted dining kitchen and utility room. 4 bedrooms (main with en suite shower room) and family bathroom. Wide driveway to garage. Well kept front and enclosed sunny rear garden with shed. Viewing recommended. Carpets included



TENURE
FREEHOLD

ACCOMMODATION

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

ENTRANCE HALLWAY

with radiator having a surrounding ornamental cover. Wired in smoke alarm. Thermostat for central heating system. Dogleg stairway to first floor with white spindle balustrades. Doorbell chimes. Coving to ceiling. Useful understairs storage cupboard. Attractive white six panelled interior door to



SEPARATE WC

with white suite consisting low level WC, wall mounted sink unit and tiled splashbacks. Radiator and extractor fan. Keypad for burglar alarm system.

FRONT LOUNGE

17'3" x 11'6" (5.28 x 3.51)

with feature fireplace having ornamental oak finish surrounds. Raised marble hearth and back incorporating a living flame coal effect gas fire. Two radiators. TV aerial point. Coving to ceiling. Attractive white six panelled double doors to



REAR DINING ROOM

11'5" x 10'5" (3.50 x 3.20)

with radiator. Coving to ceiling. UPVC SUDG sliding patio doors to rear garden



REFITTED DINING KITCHEN TO REAR

15'11" x 10'2" (4.86 x 3.11)

with a fashionable range of matt white fitted kitchen units consisting inset single drainer ceramic sink unit with mixer taps above and cupboard beneath. Further matching range of floor mounted cupboard units and three drawer unit. Contrasting oak finish roll edged working surfaces above with inset four ring ceramic hob unit. Double fan assisted oven with grill beneath. White chimney extractor above. Mosaic tiled splashbacks. Further matching wall mounted cupboard units including one display unit with glazed doors. All the doors are soft closing. Concealed lighting over the working surfaces. Appliance recess points. Ceramic tiled flooring. Double panelled radiator. Coving to ceiling. UPVC SUDG sliding patio doors to rear garden. Composite panelled and SUDG to the side of the property. Door to



UTILITY ROOM

4'7" x 5'8" (1.41 x 1.75)

with single drainer stainless steel sink unit with mixer taps above and cupboard beneath. Roll edged working surfaces above. Tiled splashbacks. Appliance recess points. Plumbing for automatic washing machine. Venting for tumble dryer. Ceramic tiled flooring. Extractor fan. Wall mounted gas boiler with digital programmer for central heating and domestic hot water

FIRST FLOOR GALLERY LANDING

with white spindle balustrades. Wired in smoke alarm. Door to airing cupboard housing the lagged copper cylinder and fitted immersion heater for supplementary domestic hot water. Loft access - the loft is mainly boarded

FRONT BEDROOM ONE

16'11" x 11'7" (5.16 x 3.55)

with a range of fitted bedroom furniture in beech consisting two single, two double and display unit with glass fronted door. Two matching bedside cabinets. Built in button backed window seat with cupboards above. Matching dressing table. TV aerial point. Double panelled radiator. Door to



EN SUITE SHOWER ROOM

6'0" x 7'9" (1.83 x 2.37)

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



BEDROOM TWO TO REAR

11'1" x 12'3" (3.40 x 3.74)

with a range of fitted bedroom furniture in wood grain consisting two double wardrobe units. Radiator



BEDROOM THREE TO FRONT

10'0" x 8'2" (3.06 x 2.50)

with radiator



BEDROOM FOUR TO REAR

8'2" x 7'9" (2.51 x 2.37)

with a range of Hammonds fitted home office furniture consisting workstation with cupboards and drawers beneath. Display shelving above. Radiator. Telephone point.



FAMILY BATHROOM TO REAR

7'8" x 6'5" (2.35 x 1.98)

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



OUTSIDE

The property is nicely situated in a block paved cul de sac, set back from the road, the front garden being principally stoned with inset shrubs for easy maintenance. A double width tarmacadam driveway leads to the single integral garage with up and over door to front, light and power. A slabbed pathway and timber gate lead to the fully fenced and enclosed rear garden which has a sunny aspect, having a full width flagstone patio adjacent to the rear of the property with surrounding pebbled area and water feature, beyond which the garden is mainly laid to lawn with surrounding well stocked beds and borders. Outside tap. To the top of the garden there is a timber shed and a summerhouse with light and power (by separate negotiation)





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C	72	
(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		78
(81-91) B		
(69-80) C	68	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
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