

Scrivins & Co

ESTATE AGENTS
& LETTING AGENTS

98 Castle Street, Hinckley, Leicestershire, LE10 1DD
Tel: 01455 890480 Email: sales@scrivins.co.uk
www.scrivins.co.uk



5 MIDDLEFIELD CLOSE, HINCKLEY, LE10 0RJ

ASKING PRICE £210,000

NO CHAIN. Attractive extended modern semi detached family home. Sought after and highly convenient cul de sac location within walking distance of the town, the Crescent, local schools, doctors/dentist, ASDA, the leisure centre, Hollycroft park and good access to major road links. Benefits included white panelled interior doors, gas central heating, UPVC SUDG and UPVC soffits and fascias. Offers canopy porch, entrance hall, through lounge dining room, kitchen and utility room. 3 bedrooms and bathroom with shower. Wide driveway to garage. Enclosed rear garden. Contact agents to view. Carpets, curtains, blinds and light fittings included.



TENURE
FREEHOLD

ACCOMMODATION

Open canopy porch. UPVC SUDG front door with matching side panels to

ENTRANCE HALLWAY

with single panelled radiator. Stairway to first floor with useful under-stairs storage cupboard beneath housing the gas meter. Attractive white two panelled interiors doors to

THROUGH LOUNGE DINING ROOM

11'2" x 23'11" (3.41 x 7.30)

the lounge area to front with fitted living flame coal effect gas fire and back boiler for central heating and domestic hot water on raised marble hearth. Digital programmer. TV aerial point. Coving to ceiling. Rear dining area with single panelled radiator. SUDG sliding patio doors to rear garden.

KITCHEN TO REAR

7'8" x 10'5" (2.35 x 3.19)

with a range of beech finish fitted kitchen units consisting one and a half bowl single drainer stainless steel sink unit, mixer taps above and double base unit beneath. Further matching floor mounted cupboard units and four drawer unit. Contrasting roll edged working surfaces above. Tiled splashbacks. Further matching wall mounted cupboard units including two display units with glazed doors. Appliance recess point. Electric cooker included with stainless steel chimney extractor hood above. Ceramic tiled flooring. Wooden glazed door to

UTILITY ROOM TO REAR

7'1" x 9'3" (2.18 x 2.84)

with fitted roll edged working surface. Wall mounted cupboard units above. Appliance recess points. Plumbing for automatic washing machine and dishwasher. UPVC SUDG door to rear garden and communicating door to garage.



FIRST FLOOR LANDING

with airing cupboard housing the lagged copper cylinder fitted immersion heater for supplementary domestic hot water. Large loft access with extending aluminium ladder for access. The loft is boarded with lighting.

BEDROOM ONE TO FRONT

10'11" x 10'5" (3.34 x 3.18)

with built in double wardrobe. Single panelled radiator.



BEDROOM TWO TO REAR

10'5" x 10'5" (3.19 x 3.18)

with built in double wardrobe. Single panelled radiator. Ceiling mounted fan light.



BEDROOM THREE TO FRONT

6'5" x 7'9" (1.96 x 2.38)

with single panelled radiator.



BATHROOM TO REAR

6'3" x 6'0" (1.92 x 1.83)

with white suite consisting panelled bath. Mains shower unit above, glazed shower screen to side. Pedestal wash hand basin, low level WC. Contrasting fully tiled surrounds. Radiator. Heated towel rail. Coving to ceiling. Inset ceiling spot lights.



OUTSIDE

The property is nicely situated in the cul de sac, set back from the road having a full width slabbed and tarmacadam driveway to front leading to the single brick built garage (2.20m x 4.77m) with up and over door to front and power. There is a fully fenced and enclosed rear garden, which is principally hard landscaped in flagged stone. With inset and surrounding well stocked beds and borders. Outside tap.





Total area: approx. 106.0 sq. metres (1141.3 sq. feet)

Not to scale
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D		58	
(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			85
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		51	
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Scrivins & Co
ESTATE AGENTS
& LETTING AGENTS

98 Castle Street, Hinckley, Leicestershire, LE10 1DD
Tel: 01455 890480 Email: sales@scrivins.co.uk
www.scrivins.co.uk

