

Scrivins & Co

ESTATE AGENTS
& LETTING AGENTS

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18 ORKNEY CLOSE, HINCKLEY, LE10 0TA

£275,000

NO CHAIN. Extended and refurbished modern Jelson built detached family home overlooking a green. Sought after and convenient cul de sac location within walking distance of a parade of shops, doctors surgery, Battling Brook School, Hollycroft Park, the Town, the Crescent, train and bus stations and good access to major road links. Well presented including panelled interior doors, wooden/ ceramic tiled flooring, feature marble fireplace, refitted kitchen and bathroom. Gas central heating, UPVC SUDG and UPVC soffits and fascias. Spacious accommodation offers entrance porch, entrance hall, separate WC, lounge, family room/ study and extended dining kitchen. Three bedrooms and bathroom. Wide driveway to detached garage. Good sized rear garden. Viewing recommended. Carpets and blinds included.



TENURE

Freehold

ACCOMMODATION

Attractive UPVC SUDG double doors with outside lighting to

ENTRANCE PORCH

with further UPVC SUDG door to

ENTRANCE HALLWAY

with laminate wood strip flooring. Single panelled radiator. Telephone point. Door to cloaks cupboard housing the meters. Stairway to first floor. Pine and glazed door leads to

FRONT LOUNGE

16'11" x 12'0" (5.16 x 3.67)

with feature marble fireplace incorporating a living flame coal effect gas fire. Two double panelled radiators. TV aerial point. Coving to ceiling. Pine and glazed double doors to



FAMILY ROOM TO REAR

9'11" x 9'1" (3.03 x 2.78)

with laminate wood strip flooring. Radiator. Digital programmer for central heating and domestic hot water. Feature archway to

EXTENDED AND REFITTED DINING KITCHEN TO REAR

18'6" max. x 17'4" max. (5.65 max. x 5.30 max.)

L-shaped with a fashionable range of matte cream fitted kitchen units with soft close doors consisting inset black 1 and a half bowl single drainer resin sink unit with mixer taps above and double base unit beneath. Further matching range of floor mounted cupboard units including three drawer units. Contrasting roll edge working surfaces above with inset four ring stainless steel gas hob unit. Stainless steel splashbacks. Stainless steel chimney extractor above. Matching up stands. Further matching wall mounted cupboard units. Two double tall larder units/ broom cupboard. Ceramic tiled flooring. Appliance recess points. Plumbing for automatic washing machine. Floor standing gas boiler for central heating and domestic hot water. Double panelled radiator. SUDG sliding patio doors to rear garden. UPVC SUDG door to the side of the property. Door to



SEPARATE WC

with low level WC. Ceramic tiled flooring.

FIRST FLOOR LANDING

with loft access.

FRONT BEDROOM ONE

11'1" x 11'6" (3.39 x 3.51)

with a range of bedroom furniture in Pearwood consisting two double and one single wardrobe unit. Pelmet and spotlights above. Radiator.



BEDROOM TWO TO REAR

11'11" x 12'2" (3.64 x 3.71)

with single panelled radiator. Further double airing cupboard housing the lagged copper cylinder fitted immersion heater for supplementing domestic hot water.



BEDROOM THREE TO FRONT

7'10" x 7'1" (2.41 x 2.18)

with laminate wood strip flooring. Radiator.



REFITTED BATHROOM TO REAR

6'0" x 6'10" (1.83 x 2.10)

with white suite consisting L-shaped panelled bath, electric shower unit above and glazed shower screen to side. Vanity sink unit with gloss white double cupboard beneath. Low level WC. Contrasting tiled surrounds. Radiator.



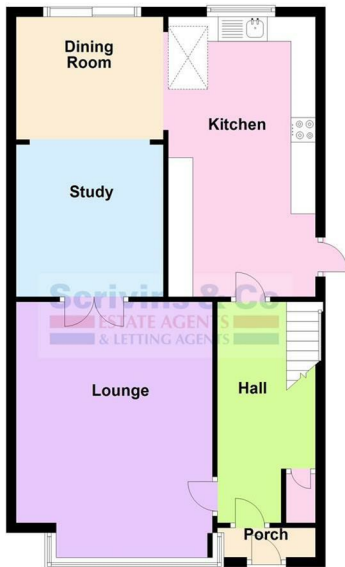
OUTSIDE

the property is nicely situated in a cul de sac over looking a green to front set well back from the road having a full width tarmacadam driveway to front, leading down the side of the property to a detached brick built garage (2.56 x 4.98) with up and over door to front, UPVC SUDG side pedestrian door and window, built in work bench, storage cupboards, light and power. A slabbed pathway and door lead between the house and the garage to the good sized fully fenced and enclosed rear garden which has a full width slabbed and stone patio adjacent to the rear of the property beyond which the garden is mainly laid to lawn with surrounding beds and borders. To the top of there garden there are two further slabbed patios. Outside tap and lighting.





Ground Floor



First Floor



Not to scale
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		60	
(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			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
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Not environmentally friendly - higher CO ₂ emissions			
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