

Scrivins & Co

ESTATE AGENTS
& LETTING AGENTS

98 Castle Street, Hinckley, Leicestershire, LE10 1DD
Tel: 01455 890480 Email: sales@scrivins.co.uk
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1 ARRAN WAY, HINCKLEY, LE10 0UA

OFFERS OVER £240,000

Extended and refurbished modern Jelson built detached family home. Sought after and convenient cul de sac location within walking distance of a parade of shops, doctors surgery, Battling Brook School, the Town, the Crescent, train and bus stations, Hollycroft Park and good access to major road links. Well presented including white panelled interior doors, spindle balustrades, feature fireplace, modern kitchen and bathroom, fitted wardrobes, gas central heating, UPVC SUDG and UPVC soffits and fascias. Offers entrance porch, entrance hall, lounge, dining kitchen, UPVC SUDG conservatory, utility room and shower room/ WC. Three bedrooms and bathroom with shower. Wide driveway to garage. Good sized rear garden. Viewing recommended. Carpets, blinds, cooker and shed included.



TENURE

Freehold

ACCOMMODATION

UPVC SUDG doors to

ENTRANCE PORCH

Further UPVC SUDG front door to

ENTRANCE HALLWAY

with double panelled radiator. Keypad for burglar alarm system. Wireless digital programmer for central heating and domestic hot water. Door to cloaks cupboard housing the meters. Stairway to first floor with white spindle balustrades. Attractive white six panelled interior doors to

FRONT LOUNGE

12'2" x 16'1" (3.71 x 4.92)

with feature fireplace incorporating a living flame coal effect gas fire. Radiator. TV aerial point including Virgin Media. Coving to ceiling.



FITTED DINING KITCHEN TO REAR

18'6" x 9'3" (5.66 x 2.82)

with a range of medium oak finish kitchen units consisting inset 1 and a half bowl single drainer ceramic sink unit with mixer tap above, cupboard beneath. Further matching floor mounted cupboard and three drawer unit. Contrasting grey roll edge working surfaces above. White tiled splashbacks. Further matching wall mounted cupboard units and one tall larder unit. Appliance recess points. Electric cooker included with a stainless steel chimney extractor hood above. Plumbing for a dishwasher. Ceramic tiled flooring. Radiator. UPVC SUDG French doors to



UPVC SUDG CONSERVATORY

11'1" x 8'2" (3.39 x 2.50)

with radiator. One double power point. Wall light. Conservatory blinds are included. UPVC SUDG French door to the rear garden. Further UPVC SUDG door leads to a



UTILITY ROOM TO REAR

8'2" x 6'6" (2.50 x 2.00)

with inset single drainer stainless steel sink unit with mixer tap above and cupboard beneath. Surrounding roll edge working surfaces. Appliance recess points. Plumbing for automatic washing machine. Venting for a tumble dryer. Ceramic tiled flooring. Radiator. Door to

SHOWER ROOM

4'11" x 6'2" (1.50 x 1.88)

with white suite consisting fully tiled shower cubicle with glazed shower door. Pedestal washing basin. Low level WC. Contrasting fully tiled surrounds including the flooring. Radiator. Extractor fan. Inset ceiling spotlights. Further UPVC SUDG communicating door to the garage.

FIRST FLOOR LANDING

with white spindle balustrades. Loft access with extending aluminium ladder for access. Loft is majority boarded.

BEDROOM ONE TO REAR

12'4" x 12'0" (3.76 x 3.67)

with a range of fitted bedroom furniture in white consisting four double wardrobe units, one housing the Vaillant gas combination boiler for central heating and domestic hot water. Two matching bedside cabinets and chest of drawers. Radiators.



BEDROOM TWO TO FRONT

11'5" x 11'5" (3.49 x 3.48)

with double panelled radiator.



BEDROOM THREE TO FRONT

7'0" x 7'11" (2.15 x 2.42)

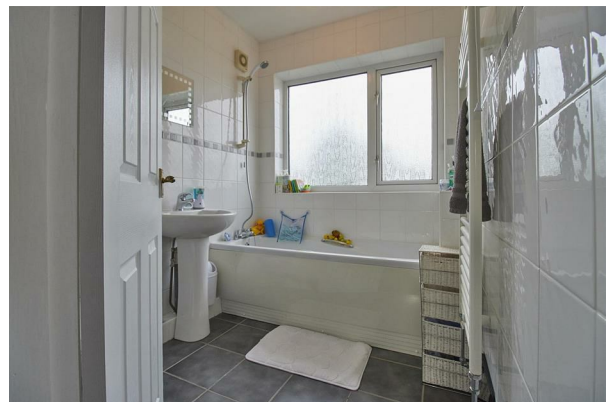
with double panelled radiator.



BATHROOM TO REAR

5'11" x 6'11" (1.82 x 2.11)

with white suite consisting panelled bath, mixer tap and shower attachment above. Pedestal washing basin. Low level WC. Contrasting fully tiled surrounds including the flooring. White heated towel rail. Extractor fan.



OUTSIDE

the property is nicely situated in a cul de sac set well back from the road having a full width block paved driveway to front offering ample car parking with surrounding slate border leading to the single brick built garage with up and over door to front with lighting. There is a good sized fully fenced and enclosed rear garden with a concrete patio adjacent to the rear of the property with surrounding pergola. The garden is principally laid to lawn with inset and surrounding well stocked beds and borders. Timber shed and outside tap and light.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			79
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		46	
(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			74
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		39	
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
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