

Scrivins & Co

ESTATE AGENTS
& LETTING AGENTS

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69 CLIFTON WAY, HINCKLEY, LE10 0UZ

OFFERS OVER £285,000

Impressive extended Jelson built detached family home. Sought after and convenient location within walking distance of a parade of shops, doctors surgery, Battling Brook School, the Town Centre, bus routes and good access to major road links. Well presented and much improved benefitting from luxury refitted kitchen with underfloor heating & integrated appliances, refitted bathrooms, gas central heating and UPVC SUDG. Spacious property offers entrance porch, hallway, open plan lounge, dining room & family room/study and breakfast kitchen. 4 bedrooms, family bathroom & shower room. Wide driveway to carport and detached garage. Enclosed rear garden. Viewing highly recommended. Carpets and blinds included.



TENURE

Freehold

ACCOMMODATION

UPVC SUDG front door to

ENTRANCE PORCH

with tiled flooring. Double panelled radiator. Meter cupboard housing the gas and electric meters. Light. Archway to the

ENTRANCE HALLWAY

with double panelled radiator. Stairway to first floor. Coving to ceiling. Chrome switches and power points throughout. Wood panelled interior doors to

LOUNGE AREA TO FRONT

13'8" x 13'5" (4.19 x 4.09)

with laminate wood strip flooring. Double panelled radiator. TV aerial point. Two wall lights. Telephone point.



DINING AREA

8'9" x 7'9" (2.69 x 2.37)

with laminate wood strip flooring. Archway through to



FAMILY ROOM / STUDY

8'1" x 7'8" (2.48 x 2.35)

with laminate wood strip flooring. Double panelled radiator. UPVC SUDG sliding doors to rear garden.



LUXURY REFITTED BREAKFAST KITCHEN TO REAR

8'5" x 17'10" (2.58 x 5.46)

with a fashionable range of fitted kitchen units in grey with quartz working surfaces above and concealed lighting beneath. Inset stainless steel 1 and a half bowl sink with mixer taps above. Quartz drainer. Range of integrated appliances including washing machine, dishwasher, fridge, freezer and wine fridge. Neff double oven and grill. Neff induction hob with stainless steel extractor hood above. Drawers beneath. Tiled flooring with under floor heating with wall mounted digital control. Inset ceiling spotlights. Two tall larder style cupboards. Quartz breakfast bar. Wood panelled door to large useful storage cupboard with power and shelving. UPVC SUDG glazed door to outside.

FIRST FLOOR LANDING

with loft access. Airing cupboard with shelving housing the Vaillant gas combination boiler for central heating and domestic hot water. Wood panelled interior doors to

BEDROOM ONE TO REAR

11'8" x 10'1" (3.57 x 3.08)
with double panelled radiator.



BEDROOM TWO TO FRONT

11'5" x 8'6" (3.50 x 2.60)
with double panelled radiator. TV aerial point.



BEDROOM THREE TO FRONT

6'11" x 11'3" (2.11 x 3.44)
with double panelled radiator.



BEDROOM FOUR TO FRONT

7'10" x 8'7" (2.41 x 2.63)
with double panelled radiator. Useful storage cupboard with rail and shelf.



REFITTED SHOWER ROOM TO REAR

6'1" x 5'6" (1.87 x 1.70)

with enclosed walk in shower cubicle with shower screen, mixer shower attachment above. Tiled flooring. Chrome heated towel rail. Vanity sink unit with mixer tap above. Low level WC. Tiled surrounds.



REFITTED FAMILY BATHROOM TO REAR

6'6" x 5'9" (1.99 x 1.77)

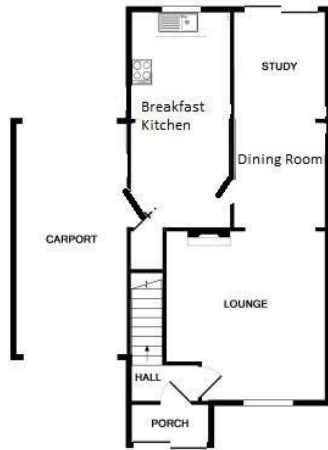
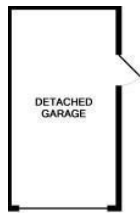
with tiled flooring. Tiled surrounds. Panelled bath. Chrome heated towel rail. Low level WC. Vanity sink unit. Inset ceiling spotlights.



OUTSIDE

The property is nicely situated, set well back from the road with wide tarmacadam to front which leads down the side of the property to the brick built garage with up and over door to front. Wrought iron gate offers access to the fenced and enclosed rear garden. There is a slabbed patio adjacent to the rear of the property. The remainder of the garden is principally laid to lawn with surrounding beds and slabbed pathway to the top of the garden. Two outside light and outside tap.





Energy Efficiency Rating

Very energy efficient - lower running costs	Current	Potential
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D		
(39-54) E	35	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

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