

# 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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**2 LAMFORD CLOSE, HINCKLEY, LE10 0XF**

**£210,000**

Immaculately presented and refurbished modern Jelson built semi detached house. 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 centre and good access to major road links. Benefits include white panelled interior doors, feature fireplace, modern kitchen and bathroom, gas central heating, UPVC SUDG and UPVC soffits and fascias. Offers entrance hall, lounge, dining room and kitchen. Three bedrooms and bathroom with shower. Corner plot. Car parking to front. Driveway to detached garage to rear. Well kept front, side and enclosed rear garden. Viewing recommended. Carpets and blinds included.



## TENURE

Freehold

## ACCOMMODATION

Attractive navy blue composite panelled and SUDG front door with outside lighting to

## ENTRANCE HALLWAY

with fitted meter cupboard. Radiator. Stairway to first floor. The light switches throughout the house are in chrome. Attractive white panelled and etched glazed door leads to

## EXTENDED FRONT LOUNGE

10'11" x 16'4" (3.33 x 4.99)

with feature fireplace having ornamental wood surrounds. Raised black hearth and backing incorporating a living flame coal effect gas fire. Radiator. TV aerial point including Virgin Media. One wall light. Feature archway to



## REAR DINING ROOM

7'8" x 11'6" (2.36 x 3.52)

with wood grain flooring. Radiator. Door to useful under stairs storage cupboard with fitted shelving. Feature archway to



## FITTED KITCHEN TO REAR

11'6" x 5'10" (3.52 x 1.80)

with a range of fitted kitchen units consisting inset single drainer stainless steel sink unit with mixer taps above, double base unit beneath. Further matching range of floor mounted cupboard units and drawers. Contrasting roll edge working surfaces above with inset four ring ceramic hob unit. Single fan assisted oven with grill. Integrated extractor hood. Tiled splashbacks. Further matching wall mounted cupboard units. Appliance recess points. Plumbing for automatic washing machine. Wood grain flooring. UPVC SUDG door to rear garden.



## FIRST FLOOR LANDING

with door to the airing cupboard housing the gas condensing combination boiler for central heating and domestic hot water (new a of 2015). Loft access.

### FRONT BEDROOM ONE

11'0" x 8'5" (3.36 x 2.59)

with built in double wardrobe. Single panelled radiator.



### BEDROOM TWO TO REAR

8'5" x 9'1" (2.57 x 2.79)

with radiator.



### BEDROOM THREE TO REAR

5'4" x 9'1" (1.65 x 2.79)

with radiator. Strip pine flooring.



### REFITTED BATHROOM

6'7" x 5'5" (2.03 x 1.66)

with a white suite consisting panelled bath, electric shower unit above and glazed shower screen to side. Pedestal wash hand basin. Low level WC. Contrasting tiled surrounds. Radiator. Chrome heated towel rail. Wall mounted mirror fronted bathroom cabinet.



## OUTSIDE

the property is nicely situated on a cul de sac on an advantageous corner plot set back from the road screened behind picket fencing. The front garden is principally laid to lawn. A stoned to side. A slabbed pathway and timber gate leads down the side of the property to the rear garden which is enclosed by a high brick retaining wall and panelled fencing having a full width L-shaped slabbed patio adjacent to the side and rear of the property edged by a low brick retaining wall. The garden is mainly laid to lawn with surrounding beds and borders. Outside tap and light. Timber shed. To the top of the garden a slabbed driveway leads to a detached brick built garage (4.93 x 2.59) with up and over door to front, side pedestrian door, window, light and power.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			96
(92 plus) <b>A</b>		81	
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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