

Scrivins & Co

ESTATE AGENTS
& LETTING AGENTS

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1 KINTYRE CLOSE, HINCKLEY, LE10 0SP

OFFERS OVER £230,000

NO CHAIN. Spacious Jelson built semi detached family home on a large corner plot. 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 from has central heating, UPVC SUDG and UPBVC soffits and fascias. Offers, entrance hall, separate WC, lounge, dining room and kitchen. Three good bedrooms and shower room. Driveway to garage. Large front side and enclosed sunny south facing rear garden. Ample room to extend (subject to planning permission). Contact agents to view. Carpets included.



TENURE

Freehold

ACCOMODATION

UPVC front door to

ENTRANCE HALLWAY

with telephone point. Over head lighting. Power point. Wall mounted coat hooks. Stairway to first floor. Door to

SEPARATE WC

with low level WC. Wall mounted sink unit. Contrasting half tiled surrounds including the flooring. Fitted electric meter cupboard. Hard wood and glazed door leads to

FRONT LOUNGE

18'11" x 14'1" (5.78 x 4.31)

with feature fireplace having ornamental wood surrounds, raised tiled hearth and backing incorporating a living flame coal effect gas fire. Two radiators. TV aerial point UPVC SUDG bay window to front. Wooden glazed double doors lead to



REAR DINING ROOM

10'1" x 7'4" (3.09 x 2.24)

with radiator. SUDG sliding patio doors to rear garden.



KITCHEN TO REAR

11'7" x 7'4" (3.55 x 2.25)

with inset 1 and a half bowl single drainer stainless steel sink unit with mixer taps above, cupboard beneath. Further matching floor mounted cupboard units and drawers. Contrasting roll edge working surfaces above. Tiled splashbacks. Further matching wall mounted cupboard units. Appliance recess points. Plumbing for automatic washing machine. Electric cooker point. Door to a pantry with fitted shelving. Digital programmer for central heating and domestic hot water. UPVC SUDG door to the side of the property.



FIRST FLOOR LANDING

with thermostat for central heating system. Airing cupboard housing the lagged copper cylinder for domestic hot water. Loft access with extending aluminium ladder for access.

BEDROOM ONE TO REAR

12'10" x 10'0" (3.93 x 3.06)

with radiator. Two single wardrobes, one housing the gas boiler for central heating and domestic hot water (new as of 2019).



BEDROOM TWO TO FRONT

11'7" x 9'7" (3.55 x 2.94)

with radiator.



BEDROOM THREE TO FRONT

9'0" x 8'3" (2.76 x 2.53)

with radiator. Door to single wardrobe over the stairs.



SHOWER ROOM TO REAR

7'4" x 6'9" (2.24 x 2.07)

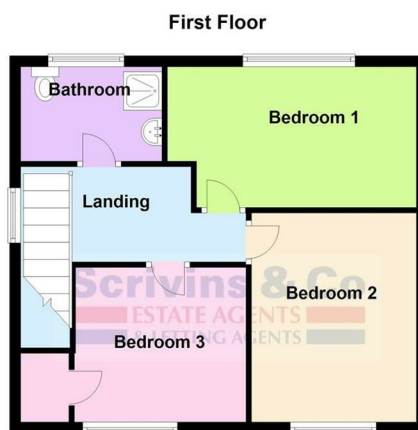
with full tiled shower cubicle with glazed shower door. Vanity sink unit with cupboards beneath. Low level WC. Contrasting half tiled surrounds. Radiator.



OUTSIDE

the property is nicely situated in a cul de sac on a large corner plot. The front and side garden principally laid to lawn. A timber gate and slabbed pathway lead to the good sized fully fenced and enclosed side and rear garden which has a full width slabbed patio adjacent to the rear of the property. Outside tap and light. The garden is principally laid to lawn. There is ample room for an extension and additional off road parking subject to planning permission. The garden is a sunny south facing rear garden. To the top of the garden a tarmac driveway leads to a single detached brick built garage with up and over door to front, side pedestrian door, window, work bench, shelving, light and power.





Not to scale
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B		71	
(69-80) C			
(55-68) D			
(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			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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