

Scrivins & Co

ESTATE AGENTS
& LETTING AGENTS

98 Castle Street, Hinckley, Leicestershire, LE10 1DD
Tel: 01455 890480 Email: sales@scrivins.co.uk
www.scrivins.co.uk



18 COLDSTREAM CLOSE, HINCKLEY, LE10 0WS

OFFERS OVER £170,000

NO CHAIN. Attractive modern Jelson built semi detached house 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, local parks, the town centre and good access to major road links. In need of updating. Benefitting from gas central heating and UPVC SUDG. Offers canopy porch, entrance hall, kitchen and lounge dining room. Two bedrooms and bathroom. Wide driveway to large detached brick built garage. Front and enclosed rear garden with shed and summerhouse. Ample room for an extension subject to planning permission. Contact agents to view. Carpets and curtains included.



TENURE

Freehold

ACCOMMODATION

Open pitched and tiled canopy porch with outside lighting. Attractive UPVC SUDG front door to

ENTRANCE HALLWAY

with laminate wood strip flooring. Radiator with surrounding ornamental radiator cover. Thermostat for central heating system. Stairway to first floor with white spindle balustrades. Useful under stairs storage cupboard beneath. Wired in smoke alarm. Door to

KITCHEN TO FRONT

9'8" x 5'11" (2.97 x 1.81)

with inset single drainer white resin sink unit with mixer tap above and cupboard beneath. Further floor mounted cupboard units and four drawer unit. Contrasting roll edge working surfaces above. Tiled splashbacks. Further matching wall mounted cupboard units. Appliance recess points. Cooker included. Plumbing for automatic washing machine. Oak finish laminate wood strip flooring. Radiator with surrounding ornamental radiator cover. Wall mounted gas boiler for central heating and domestic hot water with digital programmer (boiler is currently not working). Extractor fan.



REAR LOUNGE DINING ROOM

12'4" x 14'7" (3.77 x 4.45)

with feature fireplace having ornamental white wooden surrounds, raised marble hearth and backing incorporating a fitted gas fire. Radiator with surrounding radiator cover. TV aerial point. Door to useful under stairs storage cupboard with lighting. SUDG sliding patio doors to rear garden.



FIRST FLOOR LANDING

with white spindle balustrades. Wired in smoke alarm. Door to the airing cupboard housing the lagged copper cylinder fitted immersion heater for supplementary domestic hot water. Loft access, partly boarded.

BEDROOM ONE TO REAR

12'4" x 11'9" (3.77 x 3.59)

with radiator with surrounding ornamental radiator cover.



BEDROOM TWO TO FRONT

5'11" x 12'7" (1.81 x 3.86)

with built in wardrobe, cupboard above. Radiator with surrounding ornamental radiator cover.



BATHROOM TO FRONT

6'1" x 6'3" (1.86 x 1.92)

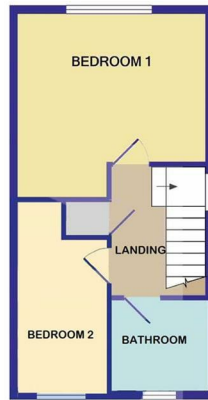
with panelled bath, electric shower unit above and glazed shower screen to side. Pedestal wash hand basin. Low level WC. Contrasting tiled surrounds. Radiator with surrounding ornamental radiator cover. Extractor fan.



OUTSIDE

the property is nicely situated at the head of a private driveway on a good sized corner plot. The front garden is principally laid to lawn. There is a further full width tarmacadam driveway offering ample car parking for approximately 3 cars leading to a large brick built garage (2.90 x 6.35) with electric door to front, UPVC SUDG side pedestrian door and window, light and power. A wrought iron gate leads between the house and the garage to the fully fenced and enclosed rear garden which has a full width slabbed patio adjacent to the rear of the property beyond which the garden is mainly laid to lawn with surrounding beds. Timber summerhouse and shed.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		58	
(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	