

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



29 OLYMPIC WAY, HINCKLEY, LE10 1ET

OFFERS OVER £240,000

Impressive 2014 Bellway homes built Dalton design semi detached family home. Sought after and convenient development within walking distance of the town centre, schools, ASDA, the golf club, open countryside, bus service and good access to major road links. Immaculately presented NHBC guaranteed, energy efficient with a range of good quality fixtures and fittings including white panelled interior doors, spindle balustrades, porcelain tiled flooring, wired in smoke alarms, gas central heating and UPVC SUDG. Spacious accommodation offers canopy porch, entrance hall, separate WC, fitted dining kitchen and lounge. Three double bedrooms (main with en suite shower room) and family bathroom. Driveway to single garage. Front and enclosed sunny rear garden. Viewing recommended. Carpets and blinds included.



TENURE

Freehold

ACCOMMODATION

Open pitch and tiled canopy porch with outside lighting. Attractive composite panelled and SUDG front door to

ENTRANCE HALLWAY

with porcelain tiled flooring. Single panelled radiator. Digital thermostat for central heating system. Wired in smoke alarm. Doorbell chime. Wall mounted consumer unit. Stairway to first floor with white spindle balustrades. Useful under stairs storage cupboard beneath. Attractive white four panel interior doors to

SEPARATE WC

with white suite consisting low level WC. Pedestal wash hand basin. Tiled splashbacks. Porcelain tiled flooring. Radiator. Extractor fan.

FITTED DINING KITCHEN TO REAR

16'0" x 11'4" (4.89 x 3.47)

with a fashionable range of gloss white fitted kitchen units with soft close doors consisting inset single drainer stainless steel sink unit with mixer taps above and double base unit beneath. Further matching floor mounted cupboard units and three drawer unit. Contrasting walnut finish working surfaces above with inset four ring stainless steel gas hob unit. Single fan assisted oven with grill beneath. Stainless steel splashback and stainless steel chimney extractor hood above. Matching upstands. Further matching wall mounted cupboard units including two display units with glazed doors and one concealing the gas condensing combination boiler for central heating and domestic hot water. Integrated larder fridge freezer, dishwasher and washer dryer. Porcelain tiled flooring. Double panelled radiator. Carbon monoxide detector. Wired in heat detector. UPVC SUDG French doors to rear garden.



FIRST FLOOR LANDING

with white spindle balustrades. Radiator. Wired in smoke alarm. Built in storage cupboard/ linen cupboard. Stairway to second floor with white spindle balustrades.

LOUNGE TO REAR

16'1" x 10'5" (4.91 x 3.18)

with double panelled radiator. TV aerial point. UPVC SUDG French doors to the Juliet balcony.



BEDROOM ONE TO FRONT

11'7" x 9'6" (3.54 x 2.90)

with radiator. TV aerial point. Door to



EN SUITE SHOWER ROOM

5'10" x 6'9" (1.80 x 2.07)

with white suite consisting fully tiled double shower cubicle with glazed shower doors. Pedestal wash hand basin. Low level WC. Contrasting tiled surrounds including the flooring. Radiator. Extractor fan.



SECOND FLOOR LANDING

with wired in smoke alarm. Radiator.

BEDROOM TWO TO FRONT

11'7" (max.) x 12'7" (3.54 (max.) x 3.86)

with double panelled radiator. Built in storage cupboard/ wardrobe over the stairs.



BEDROOM THREE TO REAR

9'0" x 9'6" (2.76 x 2.91)

with radiator. Thermostat for the central heating system. Two double glazed Velux windows. Loft access.



FAMILY BATHROOM TO REAR

6'4" x 6'9" (1.95 x 2.07)

with white suite consisting panelled bath with power shower above. Pedestal wash hand basin. Low level WC. Contrasting tiled surrounds, including the flooring. Radiator. Extractor fan.



OUTSIDE

the property is set back from the road having a double width tarmacadam driveway to front. A timber gate and wide slabbed access leads to the fully fenced and enclosed 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 with surrounding beds. Timber shed included. Garden has a sunny aspect.





Ground Floor



First Floor



Second Floor

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			94
(81-91) B		83	
(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	

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

