

Scrivins & Co

ESTATE AGENTS
& LETTING AGENTS

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10 HADRIAN CLOSE, HINCKLEY, LE10 0NL

£225,000

Attractive modern 2002 Jelson built semi detached family home. 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. The spacious property benefits from gas central heating, UPVC SUDG, and laminate wood strip flooring. Offers entrance hallway, seperate WC, fitted dining kitchen, and lounge. 3 bedrooms and family bathroom with shower. Good sized front and enclosed rear garden. Long driveway to detached garage. Carpets, light fittings and shed included. Ideal family home or Buy to Let investment.



TENURE

Freehold

ACCOMMODATION

Wood and SUDG coloured and leaded front door to

ENTRANCE HALLWAY

with laminate wood strip flooring. Telephone point. Stairway to first floor. Single panelled radiator. Useful under stairs storage cupboard.

SEPARATE WC

with corner wash hand basin and low level WC. Single panelled radiator with ornate radiator cover. Laminate wood strip flooring. Tiled splashbacks.

DINING KITCHEN TO FRONT

12'11" x 8'5" (3.96 x 2.57)

fitted with a range of beech kitchen units consisting 1 and a half bowl stainless steel sink unit with mixer taps above and cupboards beneath. Plumbing for automatic washing machine. Further floor mounted cupboard units incorporating a four drawer unit. Integrated four ring gas hob unit and electric oven beneath. Integrated extractor fan above. Contrasting roll edged working surfaces above. Tiled splashbacks. Further wall mounted cupboard units. Breakfast bar with roll edged working surfaces. Double panelled radiator. Ceramic tiled flooring. Ample appliance recess points. Wood and SUDG door to outside.



LOUNGE TO REAR

15'5" x 11'5" (4.72 x 3.48)

with feature gas fire (currently disconnected) having a white wooden surround and raised marble hearth and back. Laminate wood strip flooring. TV point. Double panelled radiator. Double UPVC SUDG door to outside.



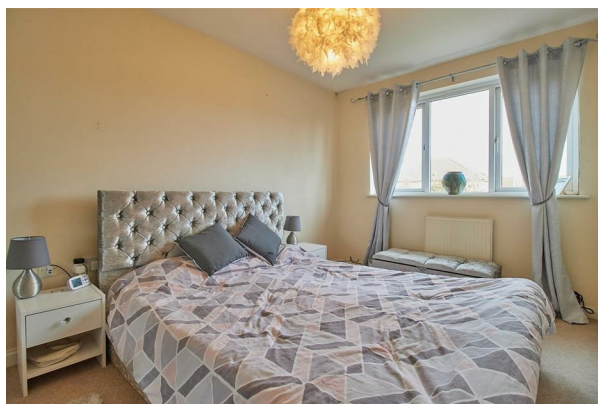
FIRST FLOOR LANDING

with loft access. Pull down sliding aluminium ladder. The loft has lighting. Airing cupboard housing the pre lagged copper cylinder tank for domestic hot water. Smoke alarm.

REAR BEDROOM ONE

12'7" x 8'3" (3.86 x 2.54)

with triple wardrobes having mirrored sliding doors. Double panelled radiator.



FRONT BEDROOM TWO

10'0" x 8'5" (3.05 x 2.57)

with double panelled radiator.



BEDROOM THREE TO REAR

8'2" x 6'9" (2.51 x 2.08)

with single panelled radiator. TV and telephone points.

BATHROOM TO FRONT

6'10" x 6'8" (2.09 x 2.05)

with white suite consisting low level WC, pedestal wash hand basin and panelled bath having a Triton electric shower unit above. Tiled splashbacks. Double panelled radiator. Extractor fan. Laminate wood strip flooring.



OUTSIDE

The property is nicely situated at the head of a cul de sac, set back from the road. The front garden is mainly laid to lawn with surrounding Cotswold chipping areas. There is a block paved pathway leading to the front door. Single width tarmacadam driveway with ample car standing. Further slabbed and stoned area leading to the brick built detached garage (5.82 x 2.69) with up and over door to front, light and power. Wooden door to the rear with access to the rear garden. Further timber gate down the side of the property offers access to the fully fenced and enclosed rear garden which is principally laid to lawn with surrounding Cotswold stone chippings. Slate chipping area. There is a metal shed to the top of the garden which is included. Further Cotswold chipping patio area. Outside lights.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B			
(69-80) C		74	
(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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