

Scrivins & Co

Sales & Lettings

Scrivins & Co Ltd 98 Castle Street, Hinckley, Leicestershire, LE10 1DD
Company Number: 11832775 (Registered in England and Wales)

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25 DALE END CLOSE, HINCKLEY, LE10 0PD

OFFERS OVER £200,000

Modern semi detached property. Popular and convenient cul de sac location within walking distance of a parade of shops, Doctors surgery, Battling Brook School, local parks, the town and with good access to major road links. Well presented including white panelled interior doors, modern fitted kitchen and bathroom, gas central heating, UPVC SUDG and UPVC soffits and fascias. Offers entrance porch, lounge, dining room & kitchen. Two bedrooms and bathroom with shower. Driveway to garage, front & good sized rear garden. Viewing recommended. Carpets and blinds included.



TENURE

No Chain
Freehold
Council Tax Band B

ACCOMMODATION

UPVC SUDG door to

ENTRANCE PORCH

4'0" x 1'6" (1.22 x 0.46)

With built in cupboard housing the fuse board, electric meter and gas meter, timber and glazed door to

LOUNGE

12'4" x 14'7" (3.78 x 4.45)

With bay window to front, laminate flooring, double panel radiator, smoke alarm, coving to ceiling, feature fireplace with timber mantle, artificial marble backing and hearth incorporating an electric fire, timber and glazed door to



DINING ROOM

12'4" x 9'8" (3.76 x 2.97)

With single panel radiator, laminate flooring, coving to ceiling, carbon monoxide alarm, wall mounted Ideal Logic combination boiler for gas central heating and domestic hot water, timber and glazed door to



KITCHEN

6'11" x 11'10" (2.11 x 3.62)

With tiled flooring, double panelled radiator, a range of floor standing solid kitchen cupboard units with black handles, stone effect working surfaces, stainless steel drainer sink with chrome mixer tap, tiled splashback, built in fridge and freezer, built in Stoves oven and Neff microwave, four ring gas hob unit extractor above, further matching range of wall cupboard units, pedestrian door to garage, UPVC SUDG door to rear garden.



FIRST FLOOR LANDING

With loft access (loft is insulated) and smoke alarm.

BEDROOM ONE TO FRONT

12'5" x 9'10" (3.81 x 3.00)

With single panel radiator.



BEDROOM TWO TO REAR

6'7" x 9'9" (2.03 x 2.98)

With single panel radiator and over stairs storage cupboard with a shelf.



FAMILY BATHROOM

5'5" x 6'8" (1.67 x 2.05)

With tile effect laminate flooring, vanity unit incorporating a low level WC and wash hand basin with chrome taps and storage beneath, wall mounted storage unit, panelled bath with chrome mixer tap and shower screen, wall mounted electric shower, inset spotlights, chrome towel heater.

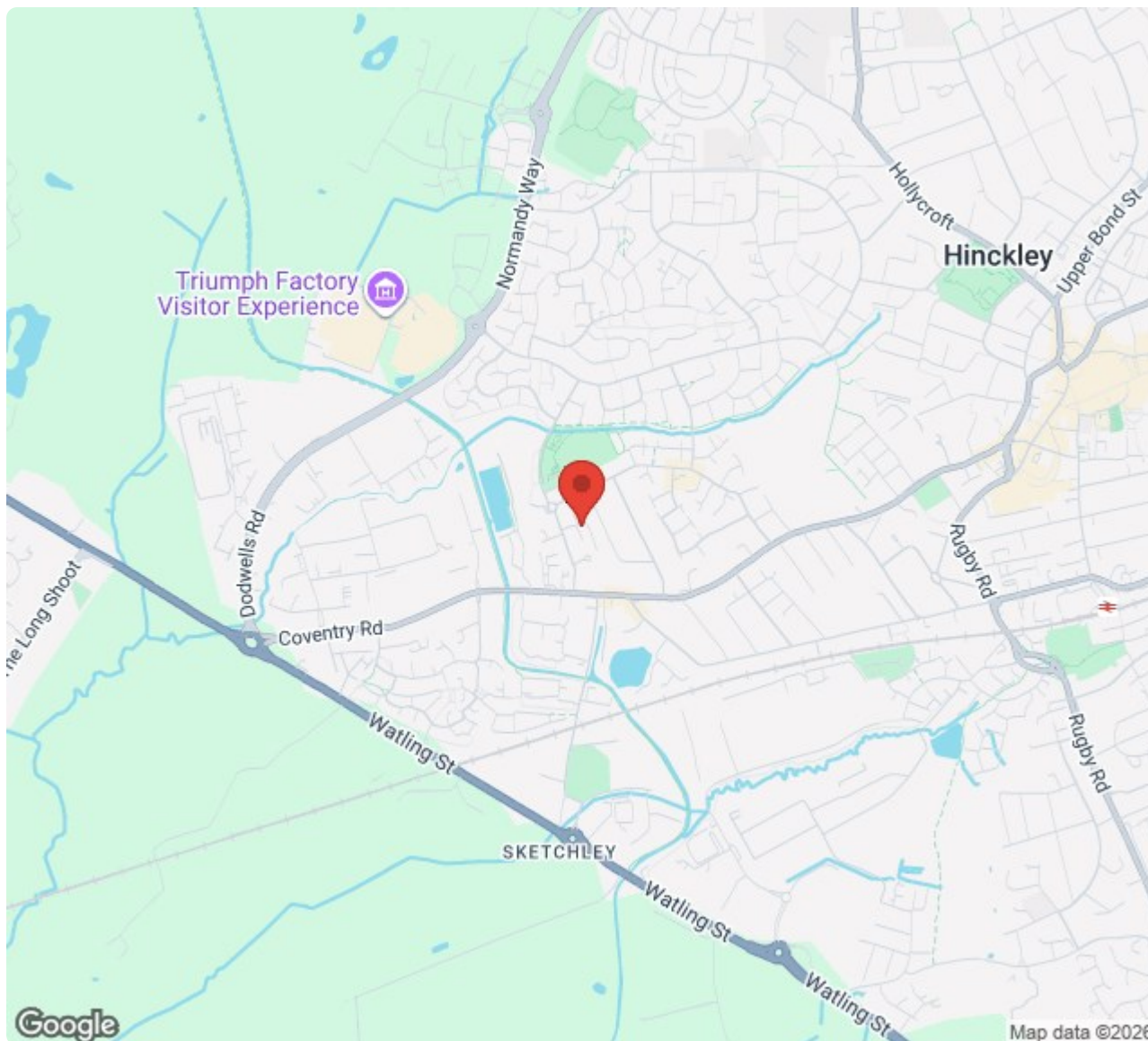


OUTSIDE

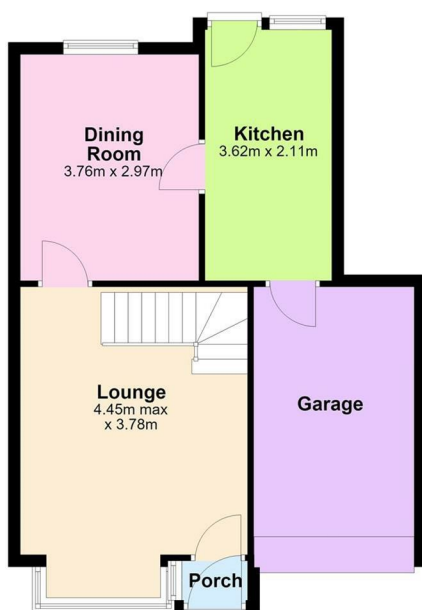
Outside the property is a decorative stone and concrete driveway to a single garage with up and over door. The front garden is predominately laid to lawn. Outside the garden to rear there is a concrete slabbed patio adjacent to the back of the house. The garden is fenced and enclosed predominately laid to lawn with an outside tap.







Ground Floor



First Floor



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