

Scrivins & Co

Sales & Lettings

Scrivins & Co Ltd 98 Castle Street, Hinckley, Leicestershire, LE10 1DD
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6 SEAFORTH DRIVE, HINCKLEY, LE10 0XJ

£240,000

NO CHAIN. Attractive modern Jelson built semi detached family home. Sought after and convenient location within walking distance of a parade of shops, doctors surgery, Battling Brook school, Hollycroft Park, the town centre, The Crescent, leisure centre, train and bus stations and with good access to major road links. Well presented and refurbished including white panelled interior doors, wooden flooring, refitted kitchen and shower room, gas central heating, UPVC SUDG and UPVC soffit and fascias. Offers entrance hall, lounge, dining room and kitchen. Three bedrooms and shower room. Driveway to large detached garage. Well kept front and enclosed sunny rear gardens. Viewing recommended. Carpets and curtains included.



TENURE
FREEHOLD

COUNCIL TAX BAND - B

ACCOMMODATION

Attractive black composite and SUDG front door to:

ENTRANCE HALLWAY

Fitted meter cupboard, oak finish laminate wood strip flooring, door bell chimes and radiator. Stairway to first floor. Pine panel and etch glazed door leads to:

EXTENDED FRONT LOUNGE

10'11" x 16'4" (3.33 x 4.98)

Oak finish laminate wood strip flooring and radiator. Power point and TV aerial point for wall mounted flat screen TV. UPVC SUDG bow window to front. White wood panel double doors to:



REAR DINING ROOM

7'10" x 11'7" (2.39 x 3.54)

Oak finish laminate wood strip flooring, radiator and useful understairs storage cupboard. UPVC SUDG French doors leading to rear garden.



FITTED KITCHEN TO REAR

11'6" x 5'10" (3.51 x 1.80)

Range of walnut finish fitted kitchen units consisting inset one and a half bowl single drainer resin sink with mixer tap above and double base unit beneath. Contrasting roll edge working surfaces above and tiled splashbacks. Inset four ring stainless steel gas hob unit, single fan assisted oven with grill beneath and stainless steel chimney extractor above. Further matching wall mounted cupboard units, one concealing the gas condensing combination boiler for central heating and domestic hot water, with a Hive thermostat. Appliance recess points and plumbing for automatic washing machine. Ceramic tiled flooring, concealed lighting over the working surfaces and UPVC SUDG door leading to the rear garden.



FIRST FLOOR LANDING

Airing cupboard housing lagged copper cylinder with fitted immersion heater for supplementary hot water. Loft access (loft is majority boarded with lighting) Attractive white six panel interior doors to:

FRONT BEDROOM ONE

11'0" x 8'5" (3.37 x 2.57)

Single panel radiator and built in double wardrobe.



REAR BEDROOM TWO

8'6" x 9'1" (2.60 x 2.79)

Double sliderobe with smoked glass doors. Radiator.



REAR BEDROOM THREE

5'4" x 9'2" (1.65 x 2.81)

Oak finish laminate wood strip flooring and radiator.



REFITTED SHOWER ROOM

6'7" x 5'7" (2.02 x 1.71)

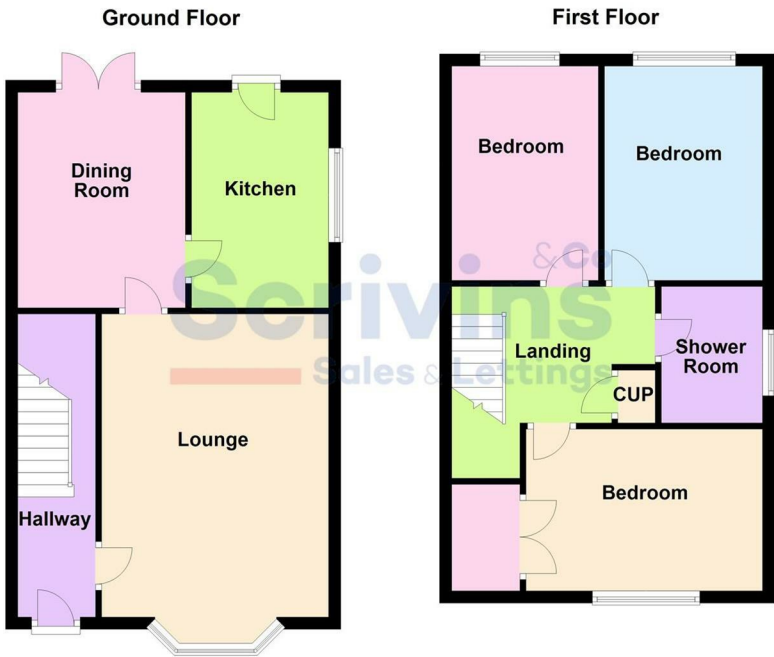
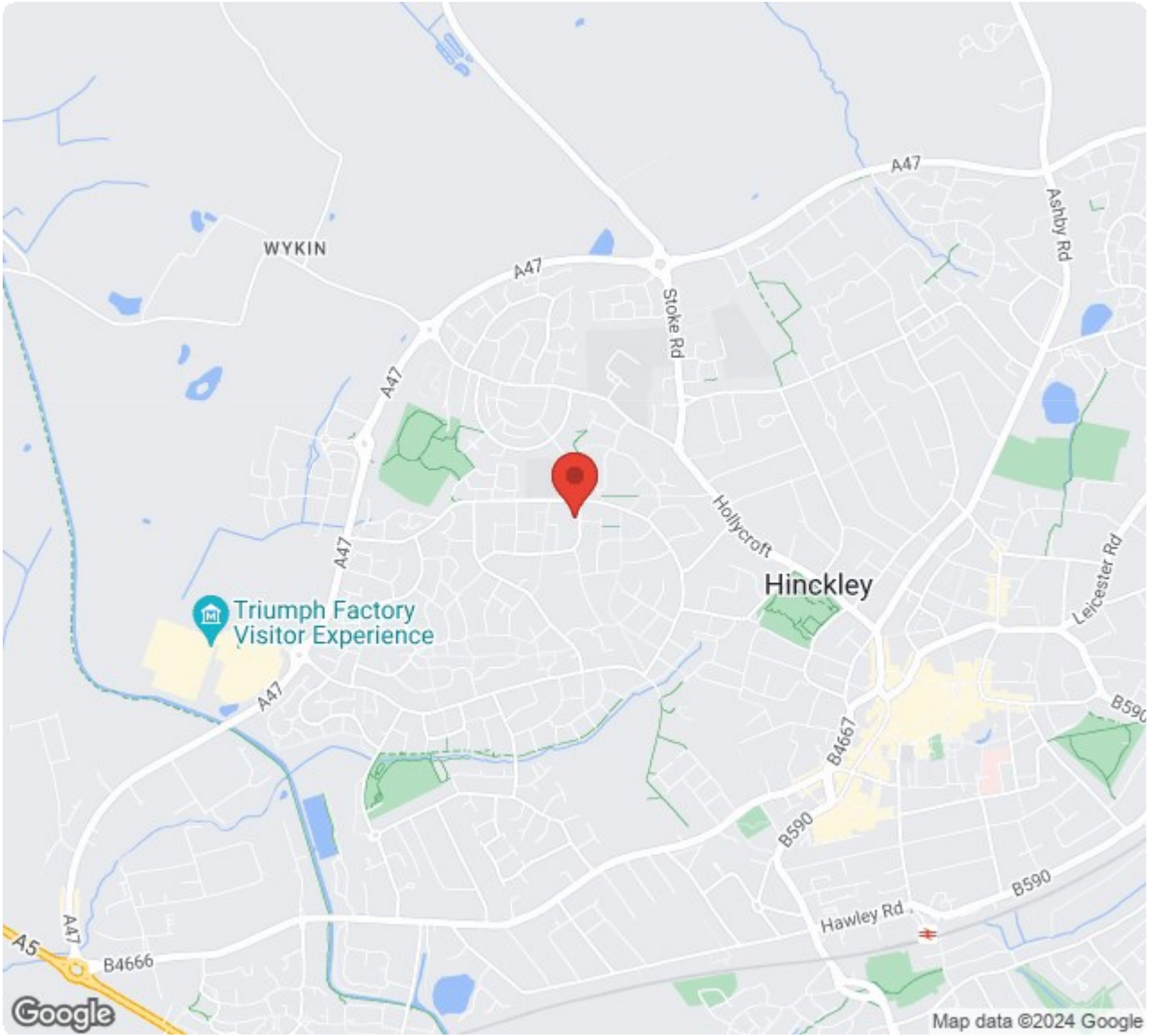
White suite consisting fully tiled shower cubicle with glazed shower door, vanity sink unit with gloss white double cupboard beneath and low level WC. Glass fronted bathroom cabinet, contrasting tiled surrounds including the floor and chrome heated towel rail.



OUTSIDE

The property is set back from the road with the front garden hard landscaped with slate chippings with centre bed. Block paved driveway leads down the side of the property, through double wrought iron gates to a large sectional concrete garage to the rear 2.99m x 5.89m with up and over door to front, UPVC SUDG window to side, fitted workbench, storage cupboard, light and power. Fully fenced and enclosed rear garden with block paved patio adjacent to the rear of the property beyond which the garden is mainly laid to lawn with surrounding beds. Outside tap.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(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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