

Scrivins & Co

Sales & Lettings

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

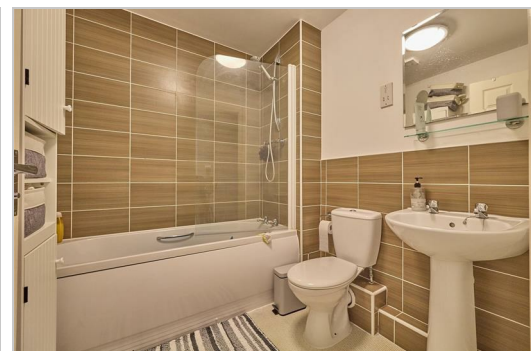
T 01455 890480 E sales@scrivins.co.uk W scrivins.co.uk



9 OVERLORD DRIVE, HINCKLEY, LE10 0WQ

£200,000

Impressive 2011 Jelson built Cartmel design semi detached house on a corner plot. Sought after and convenient location within walking distance of Battling Brook School, a parade of shops, doctors surgery and easy access to major road links. Well presented, energy efficient with a range of good quality fixtures and fittings. Including solid interior walls, white panelled interior doors, spindle balustrades and wired in smoke alarms. Gas central heating and UPVC SUDG and UPVC soffits and fascias. Offers canopy porch, entrance hall, separate WC, fitted kitchen and lounge dining room. 2 Double bedrooms and bathroom with shower. Allocated car parking space to side and further shared parking available for visitors. Front side and enclosed sunny rear gardens. Viewing recommended. Carpets, light fittings, curtains and blinds included.



TENURE

Freehold

ACCOMMODATION

Open pitched and tiled canopy porch. Attractive composite and panelled SUDG front door to

ENTRANCE HALLWAY

with single panelled radiator. Digital programmer for central heating and domestic hot water. Telephone point. Wired in smoke alarm. Wiring for an alarm system. Stairway to first floor with white spindle balustrades. Attractive white six panelled interior doors to

SEPARATE WC

with white suite consisting low level WC, wall mounted sink unit, tiled splash backs, radiator and wall mounted consumer unit.



FITTED KITCHEN TO FRONT

6'4" x 10'1" (1.95 x 3.09)

with a range of white fitted kitchen units consisting inset single drainer stainless steel unit, mixer taps above & double base unit beneath. Further matching floor mounted cupboard units and four drawer unit. Contrasting roll edged working surfaces above with inset four ring stainless steel gas hob unit. Single oven with grill beneath. Integrated extractor hood above. Tiled splashbacks, further matching wall mounted cupboard units, one concealing the Ideal Logic gas combination boiler for central heating and domestic hot water, new as of 2022 with 10 year warranty. Panel heater. Ceramic tiled flooring. Appliance recess points, plumbing for automatic washing machine.

LOUNGE DINING ROOM TO REAR

14'0" x 11'11" (4.28 x 3.65)

with double panelled radiator. TV aerial point, wired in smoke alarm, useful under stairs storage cupboard. UPVC SUDG French doors to rear garden.

FIRST FLOOR LANDING

with white spindle balustrades, radiator, wired in smoke alarm. Loft access partly boarded.

FRONT BEDROOM ONE

14'1" x 9'3" (4.30 x 2.84)

with single panelled radiator, built in single wardrobe. TV aerial point.



BEDROOM TWO TO REAR

6'5" x 14'0" (1.97 x 4.29)

with radiator.



BATHROOM

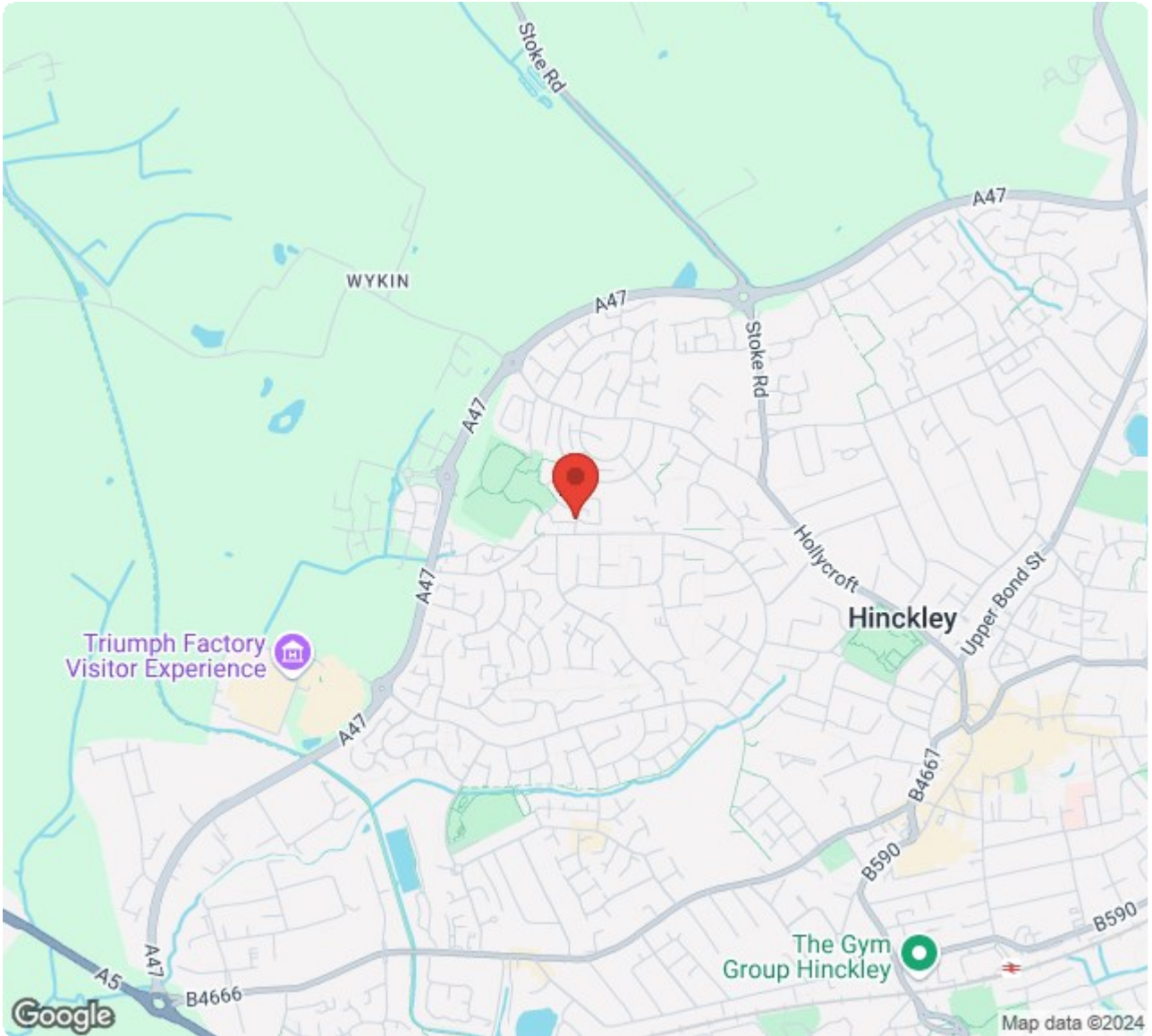
6'3" x 7'0" (1.91 x 2.15)

with white suite including panelled bath, mains shower unit above. Pedestal wash hand basin, low level WC. Contrasting tiled surrounds. Heated towel rail. Extractor fan, shaver point.

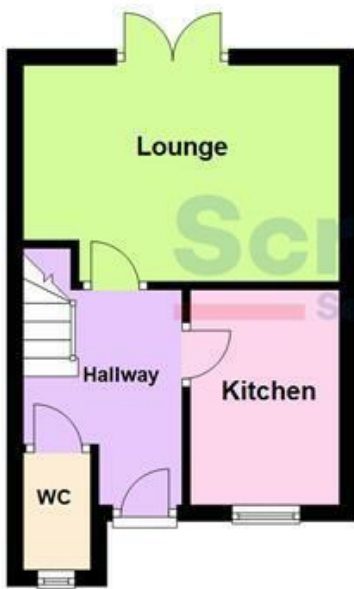
OUTSIDE

The property is set back from the road on a corner plot. The front garden is principally laid to lawn. Allocated parking space to side with further shared parking available for visitors. A timber gate offers access to the fully fenced and enclosed rear garden which has a full width stoned patio adjacent to the rear of the property edged by a spindle balustrade. Beyond which the garden is principally laid to lawn with central slabbed pathway.





Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			91
(81-91) B			77
(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
Sales & Lettings

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

T 01455 890480 E sales@scrivins.co.uk W scrivins.co.uk