

# Scrivins & Co

## Sales & Lettings

Scrivins & Co Ltd 98 Castle Street, Hinckley, Leicestershire, LE10 1DD  
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**14 TURNER DRIVE, HINCKLEY, LE10 0GU**

**ASKING PRICE £290,000**

Impressive, extended, vastly improved and refurbished modern JS Bloor built semi detached family home. Sought after and convenient cul-de-sac location within walking distance of local schools, local parks, Morrisons, the town centre, open countryside and good access to major road links. Immaculate contemporary style interior including oak panelled interior doors, Amtico flooring, feature media wall, glass balustrade, wood panelling, luxury refitted kitchen and shower room. Wired in smoke alarms, CCTV system, burglar alarm system, spot lights, gas central heating, UPVC SUDG and UPVC soffits and fascias. Spacious accommodation offers entrance hallway, separate WC, lounge, dining kitchen and utility room (previously garage or study). Three good sized bedrooms, main with Hammonds fitted wardrobes. Wide resin driveway to carport. Enclosed rear garden. Viewing highly recommended. Carpets, shutters and light fittings included.



## TENURE

Freehold

Council tax band B

## ACCOMMODATION

Attractive composite front door to

## ENTRANCE HALLWAY

With Amtico flooring, attractive wall mounted radiator, keypad for burglar alarm system, wall mounted electric consumer unit. Attractive oak panelled interior door to

## REFITTED SEPARATE WC

With low level WC, vanity sink unit. Heated towel rail, fully tiled surrounds and Amtico flooring.



## INNER HALLWAY

With stairway to first floor with oak hand rail. Oak panelled interior door to

## LOUNGE TO FRONT

13'7" x 12'0" (4.15 x 3.67)

With coving to ceiling, Amtico flooring, fitted shutters to windows, tall radiator. Built in bespoke media unit with lighting, shelving, power, TV aerial and telephone points.





### EXTENDED REFITTED LUXURY DINING KITCHEN TO REAR

Kitchen area (4.53m X 3.04m): With a fitted Howdens kitchen in sage green with quartz working surfaces above. Inset five ring gas hob unit with Smeg extractor above and quartz splashbacks. Inset composite sink with Quooker hot water tap with filter and sparking water feature. Integrated Neff double electric oven with grill and integrated dishwasher. A further range of wall mounted cupboard units including display shelving, integrated fridge and freezer and pantry cupboard. An island unit with quartz working surfaces above and drawers beneath with integrated bin store. Attractive tall radiator, Amtico flooring,

Archway to dining area (3.11m X 3.39m): With Bi Folding doors to the rear garden, inset ceiling spot lights and wall lights. Attractive tall radiator and Amtico flooring.



### UTILITY ROOM

13'10" x 8'1" (4.22 x 2.47)

Accessed via the garden with French doors and previously used as an office space. With laminate wood strip flooring, fitted wooden working surface with plumbing for automatic washing machine and space for a tumble dryer. Wall mounted electric heater and white panelled interior door to large useful storage cupboard. Telephone point, main box for CCTV system. UPVC SUDG pedestrian access door to front.



### FIRST FLOOR LANDING

with oak bannister and glass balustrades. With loft access which is partially boarded with lighting. Attractive oak panelled interior door to

### BEDROOM ONE TO REAR

8'7" x 11'8" into wardrobes (2.63 x 3.58 into wardrobes )

With a range of Hammonds fitted wardrobes with mirror fronted sliding doors with rails, shelving and drawers. Two freestanding bedside tables (included), built in shelving unit with three drawers. Fitted shutters and wall mounted radiator, TV aerial point.



### BEDROOM TWO TO FRONT

11'10" x 8'5" (3.61 x 2.58)

With attractive wall panelling, radiator, fitted shutters.



### BEDROOM THREE TO FRONT

6'7" x 9'0" (2.01 x 2.75)

With inset ceiling spot lights, fitted shutters. Door to airing cupboard housing the Logic gas combination boiler for central heating and domestic hot water (new as of 2020).





## REFITTED SHOWER ROOM TO REAR

6'3" x 5'6" (1.93 x 1.68)

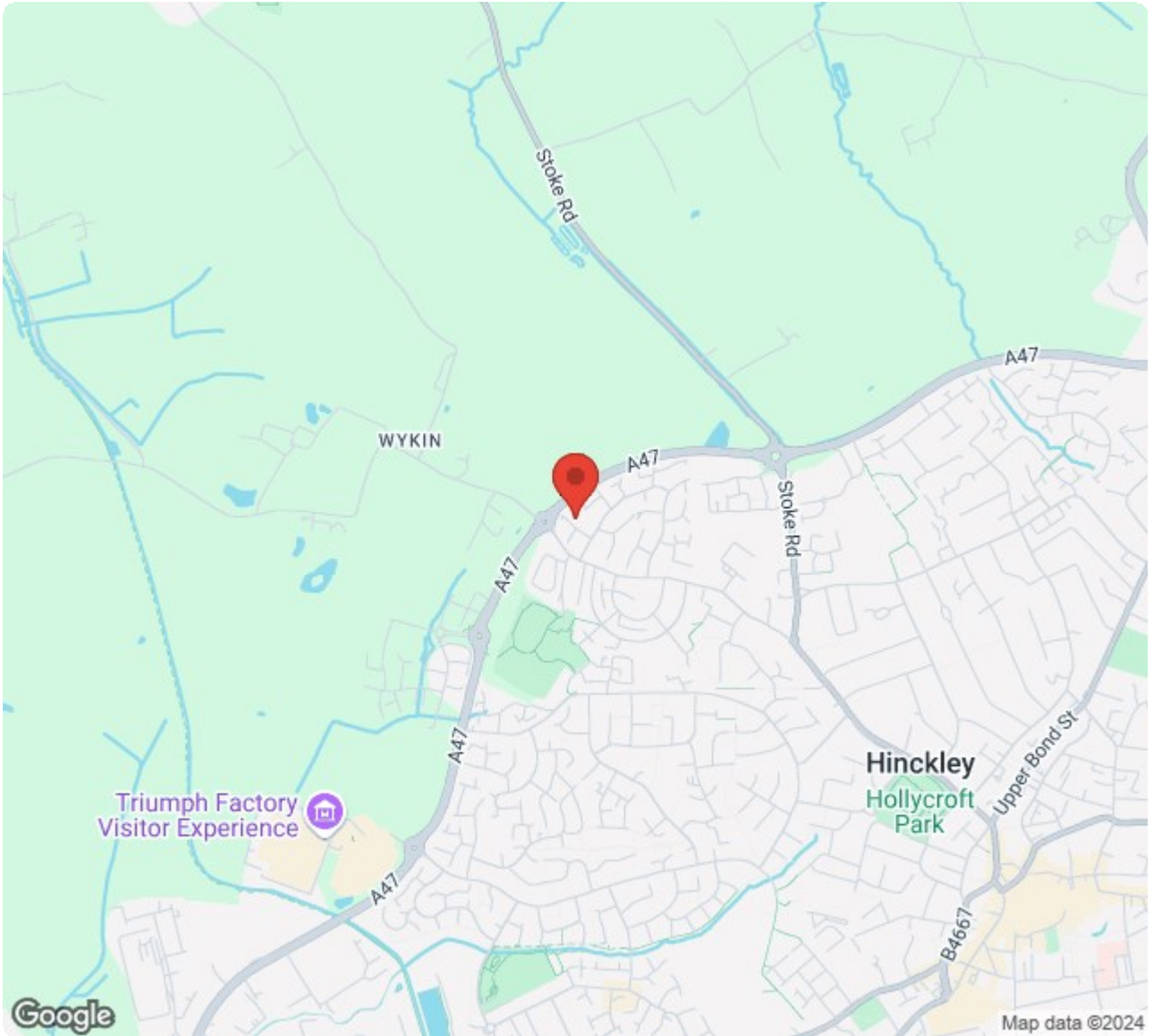
With walk in large shower cubical with glazed shower door and rainfall shower attachment. Fully tiled surrounds, inset ceiling spot lights, and tiled flooring. Low level WC, vanity sink unit and wall mounted bathroom cabinet.



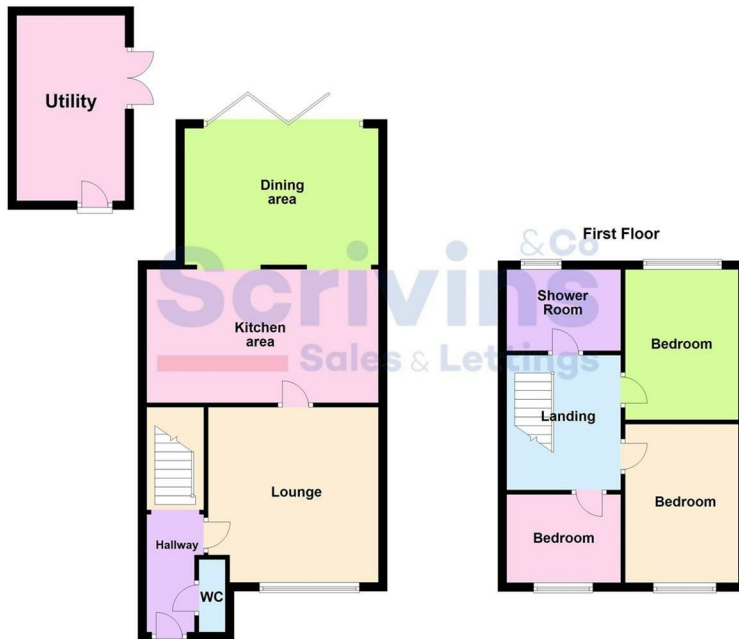
## OUTSIDE

The property is nicely situated towards the head of a cul de sac, set back from the road with a double width resin driveway to front leading to the car port through gates. Outside lighting and CCTV system included. Another gate leads through to the fully fenced and enclosed rear garden. Adjacent to the rear of the property is a stoned patio. Low level fencing offers access to the remainder of the garden with composite decking and Astroturf. Outside tap, lighting and power points.





Ground Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>81</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>66</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
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