

# Scrivins & Co

## Sales & Lettings

Scrivins & Co Ltd 98 Castle Street, Hinckley, Leicestershire, LE10 1DD  
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**31 KENMORE DRIVE, HINCKLEY, LE10 0TP**

**ASKING PRICE £185,000**

NO CHAIN. Modern Jelson built semi detached family home. Sought after and convenient cul-de-sac location within walking distance of Battling Brook school, a parade of shops, doctors surgery, Hollycroft park, the town, the Crescent, doctors, dentists, train and bus stations and with good access to major road links. In need of some updating, the property benefits from gas central heating and UPVC SUDG. Offers entrance porch and covered side entry, lounge, dining kitchen and conservatory. Two double bedrooms and wet room. Front and enclosed rear garden with shed. Carpets, blinds and light fittings included. Contact agent to view.



**TENURE**  
FREEHOLD

COUNCIL TAX BAND - B

**ACCOMMODATION**

Attractive composite front door to:

**ENTRANCE HALLWAY**

Cupboard housing gas and electric meters. UPVC SUDG door to:

**LEAN TO PORCH TO SIDE**

Useful for bin storage. Wood panelled door through to further lean to area with wrought iron gate offering access to rear garden.

**LOUNGE TO FRONT**

14'6" x 13'10" (4.44 x 4.24)

Stairway to first floor, single panel radiator, TV aerial point and double panel radiator and coving to ceiling. Archway through to:



**DINING KITCHEN TO REAR**

13'10" x 8'7" (4.24 x 2.62)

Range of floor standing cupboard units with roll edge working surfaces above and tiled splashbacks. Inset one and a half bowl composite sink with mixer tap above and drainer. Appliance recess points, plumbing for automatic washing machine and Beko oven included. Further range of wall mounted cupboard units including display shelving and units. Vinyl flooring and double wooden panelled doors to:



### UPVC SUDG CONSERVATORY TO REAR

6'11" x 10'3" (2.12 x 3.14)

Ceiling fan light and UPVC SUDG door to the garden.



### FIRST FLOOR LANDING

Loft access (loft is insulated) Airing cupboard housing Logik gas combination boiler for central heating and domestic hot water with additional cupboard above. White panel interior doors to:

### FRONT BEDROOM ONE

10'7" x 11'3" (3.24 x 3.45)

Doors to useful large storage cupboard with shelving. Single panel radiator.



### REAR BEDROOM TWO

11'10" x 7'8" (3.61 x 2.36)

Single panel radiator, dado rail and shelving.



### WET ROOM TO REAR

5'9" x 6'7" (1.77 x 2.01)

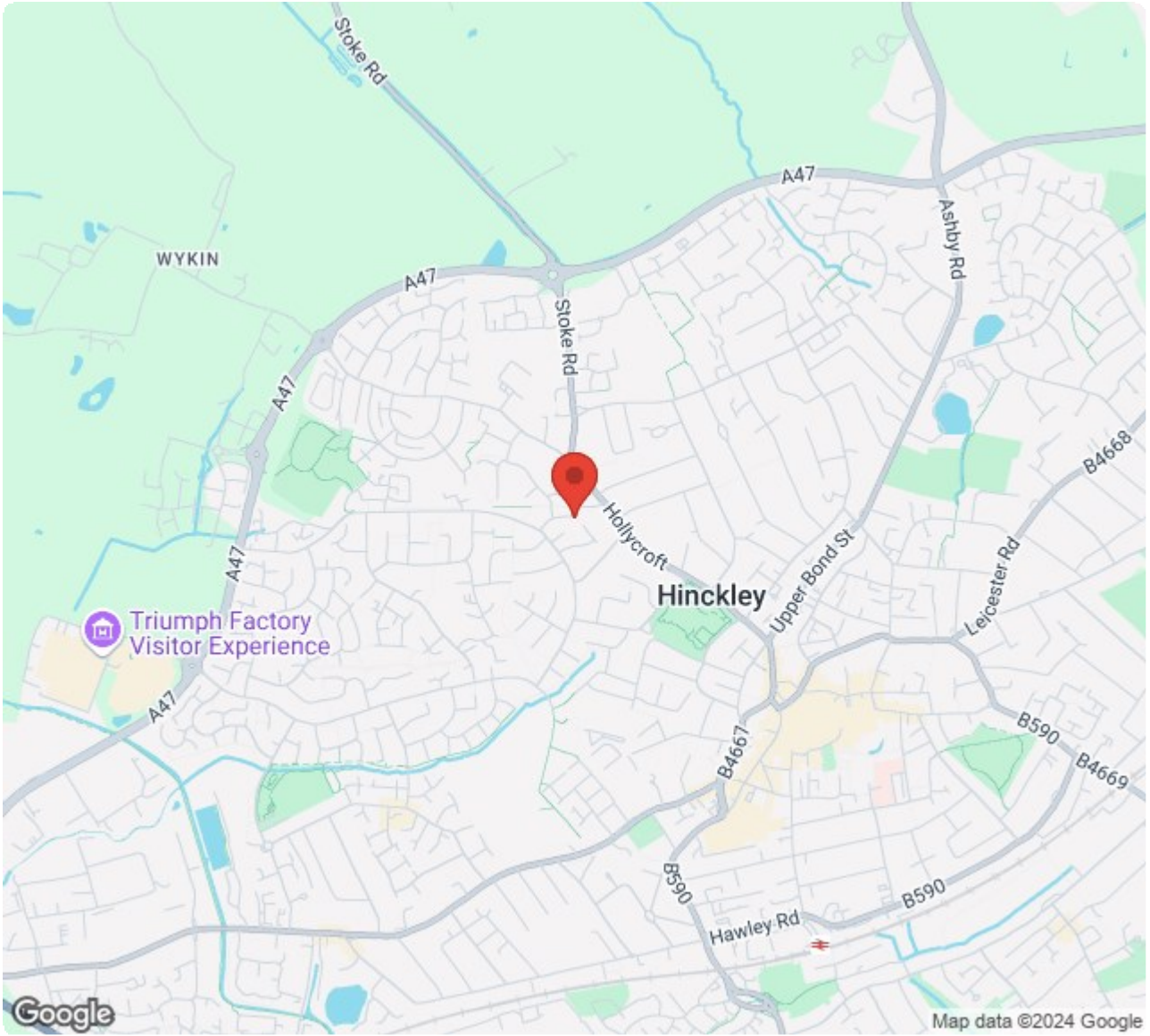
Walk in shower with low level folding shower doors with wall mounted Bristan electric shower unit above. Low level WC and pedestal wash hand basin. Fully tiled surrounds, double panel radiator and extractor fan.



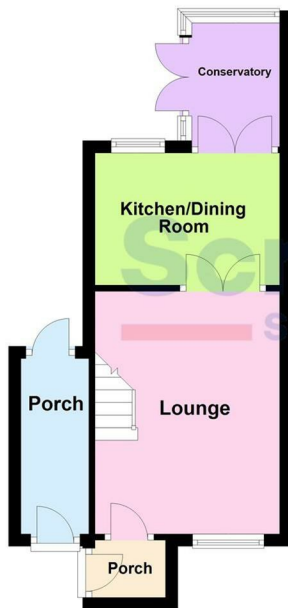
### OUTSIDE

The property is nicely situated towards the head of the cul de sac, overlooking a green and set back from the pathway. Hard landscaped front garden for easy maintenance with slabbed pathway to front door. Access via wrought iron gate to side to the fenced and enclosed rear garden. Hard landscaped for easy maintenance in slabs. To the top of the garden is a timber shed. Outside tap and light.

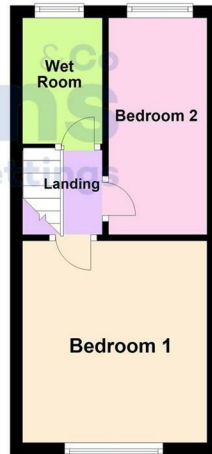




**Ground Floor**



**First Floor**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>86</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>71</b>	
(55-68) <b>D</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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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