

# 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



## 1 WINDRUSH DRIVE, HINCKLEY, LE10 0NY

**£415,000**

Attractive modern F E Downes built detached family home. Sought after and convenient location within walking distance of the town centre, The Crescent, Westfield Junior School, train and bus stations, local parks and with good access to major road links. Well presented with a range of good quality fixtures and fittings including white panelled interior doors, gas central heating, UPVC SUDG and UPVC soffits and fascias. Offers entrance porch, entrance hall, fitted kitchen, utility room, lounge with feature fireplace, sun room and dining room . Gallery landing, four good bedrooms (main with en suite shower room) and family bathroom. Impressive driveway leading to garage. Good sized sunny rear garden with shed. Viewing recommended. Carpets included





**TENURE**  
FREEHOLD

COUNCIL TAX BAND - E

**ACCOMMODATION**

Timber glazed front door to:

**ENTRANCE PORCH**

Tiled flooring and lighting. Timber glazed front door to:

**ENTRANCE HALLWAY**

Single panel radiator with decorative radiator surround, Potterton thermostat for central heating system and smoke alarm. Stairs to first floor with spindle balustrades and door to understairs cupboard with lighting. Solid oak flooring and coving to ceiling. Six panelled interior doors to:



**SEPARATE REFITTED WC**

3'5" x 7'1" (1.05 x 2.16)

Low level WC and wall hung vanity unit with Roca sink, mixer tap and glazed splashback. Wall mounted chrome towel rail and tiled flooring.



**DINING ROOM TO FRONT**

9'2" x 10'10" (2.81 x 3.31)

Single panel radiator and coving to ceiling.



**LOUNGE TO REAR**

17'5" x 12'5" (5.31 x 3.80)

Feature fireplace with decorative surround and mantle, marble backing and hearth housing gas coal effect fire. Double panel radiator, TV aerial point and double French doors to:



### SUN ROOM TO REAR

7'3" x 9'8" (2.21 x 2.97)

Large Velux window, tiled flooring, wall mounted electric heater and sliding aluminium door to garden.



### REFITTED KITCHEN TO REAR

9'10" x 13'8" (3.00 x 4.17)

Range of floor standing solid oak kitchen units with granite working surfaces above and matching upstands. Miele built in oven and AEG four induction hob with integrated extractor above and glass splashback. Single inset sink with chrome mixer tap above. Further range of Oak wall mounted cupboard units with etched glass doors. Matching breakfast bar and further floor mounted unit. Tiled flooring, single panel radiator, coving to ceiling and inset ceiling spotlights. Door to:



### UTILITY ROOM

6'4" x 8'10" (1.94 x 2.71)

Floor standing Oak units with stone effect roll edge working surfaces above. Double inset stainless steel sink with chrome mixer tap above. Wall mounted Valliant gas boiler for central heating. Tiled flooring and inset ceiling spotlights.



### FIRST FLOOR GALLERIED LANDING

Spindle balustrades. Loft access with ladder and boarding. Single panel radiator.



### **BEDROOM ONE TO REAR**

11'7" x 12'5" (3.54 x 3.81)

Built in wardrobes with drawers, shelving and hanging rail. Single panel radiator and TV aerial point. Door to:



### **REFITTED EN SUITE SHOWER ROOM**

3'3" x 9'0" (1.00 x 2.75)

Glazed shower cubicle with mixer shower, low level WC and pedestal wash hand basin with mixer tap. Tiled flooring, ceiling mounted extractor fan, wall mounted towel heater and door to airing cupboard housing immersion tank for domestic hot water and shelving.



### **BEDROOM TWO TO REAR**

9'10" x 10'4" (3.00 x 3.16)

Built in wardrobe with mirror doors, TV aerial point and single panel radiator.



### **BEDROOM THREE TO FRONT**

9'10" x 10'4" (3.00 x 3.16)

Built in wardrobes with sliding doors and TV aerial point and single panel radiator.





### FRONT BEDROOM FOUR

7'3" x 9'3" (2.23 x 2.83)

Single panel radiator.



### FAMILY BATHROOM

5'5" x 9'2" (1.66 x 2.81)

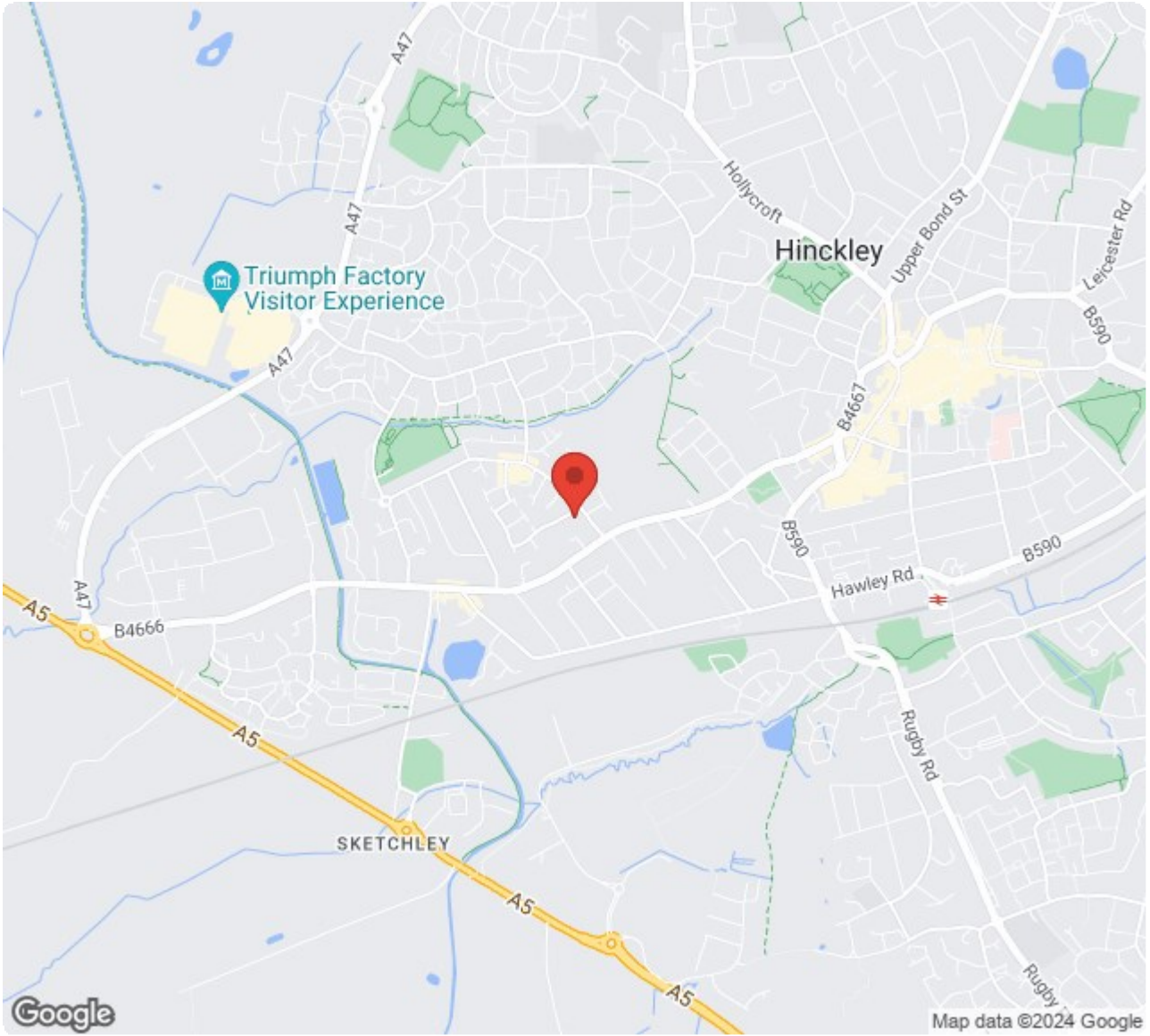
Three piece white suite consisting panelled bath with mixer tap, vanity sink unit and low level WC. Single panel radiator, fully tiled surrounds, extractor fan and tiled flooring.



### OUTSIDE

Tarmacadam driveway offering ample car parking for four cars with gravel corner bed to side with mature shrub. Single garage with electric up and over door to front, power and lighting. Side pedestrian gate for rear access. Concrete slabbed patio adjacent to the rear of the property, feature raised pond with pump and pergola. Remainder of the garden is principally laid to lawn with mature well stocked beds. Path leading to timber shed. Outside tap.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(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 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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