

# Scrivins & Co

## Sales & Lettings

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

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**8 MORLAND DRIVE, HINCKLEY, LE10 0GG**

**ASKING PRICE £295,000**

Impressive, extended, modern detached family home. Sought after and convenient location within walking distance of the town centre including shops, schools, doctors, dentist, bus service, train station, public houses, restaurants, open countryside and with good access to A5 and M69 motorway. Well presented including white panelled interior doors, spindle balustrades, feature gas fireplace, gas central heating, UPVC SUDG and UPVC soffits and fascias.

Spacious accommodation offers entrance hall, open plan lounge dining room, kitchen, office and utility. Three bedrooms (main with en suite shower room) and bathroom. Double driveway to single garage. Well kept front and enclosed rear garden with shed. Viewing recommended. Curtains and blinds included.





## TENURE

Freehold  
Council tax band C

## ACCOMODATION

UPVC SUDG door to

## ENTRANCE HALLWAY

With wood strip laminate flooring, single panel radiator, Drayton thermostat, smoke alarm. Panelled door to storage cupboard with shelving and hanging rail. Spindle Balustrades to first floor landing.

## UTILITY ROOM

With shelving & lighting, wall mounted sink with chrome taps & tiled splashback.

## KITCHEN

6'10" x 12'5" (2.10 x 3.80)

With a range of green floor standing cupboard unit with roll edge stone effect worktops above. Built in electric oven, four ring Creda gas hob, extractor fan, one and a half grey resin drainer sink with chrome mixer taps. Further range of wall mounted matching cupboard units, wall mounted RCD board, ideal gas boiler for gas central heating, electric heating programmer, tiled splashback. Single panel radiator, wood effect vinyl flooring. UPVC SUDG door for side access to driveway.



## LOUNGE

11'10" x 14'1" (3.63 x 4.31)

With feature fireplace with timber mantel, marble hearth surrounding a gas fire, single panel radiator, tv aerial point, wood strip laminate flooring, archway to



## DINING ROOM

11'8" x 8'8" (3.56 x 2.65)

With wood strip laminate flooring, UPVC SUDG sliding doors to rear garden.



### OFFICE

10'1" x 7'0" (3.08 x 2.15)

With UPVC SUDG door to rear garden.



### FIRST FLOOR LANDING

With loft access, smoke alarm.

### BEDROOM ONE TO FRONT

10'7" x 10'11" (3.24 x 3.34)

With single panel radiator, door to airing cupboard with tank for hot water, sliding door to



### EN SUITE SHOWER ROOM

4'7" x 6'0" (1.42 x 1.83)

With wood effect vinyl flooring, pedestal wash hand basin, low level WC, glazed shower enclosure with tiled surrounds, triton electric shower, chrome towel radiator, extractor fan.



### BEDROOM TWO TO REAR

7'1" x 8'3" (2.17 x 2.54)

With wood strip laminate flooring, single panel radiator.





### **BEDROOM THREE TO REAR**

5'0" x 8'2" (1.54 x 2.51)

With sliding door, single panel radiator.



### **FAMILY BATHROOM**

6'3" x 5'2" (1.91 x 1.60)

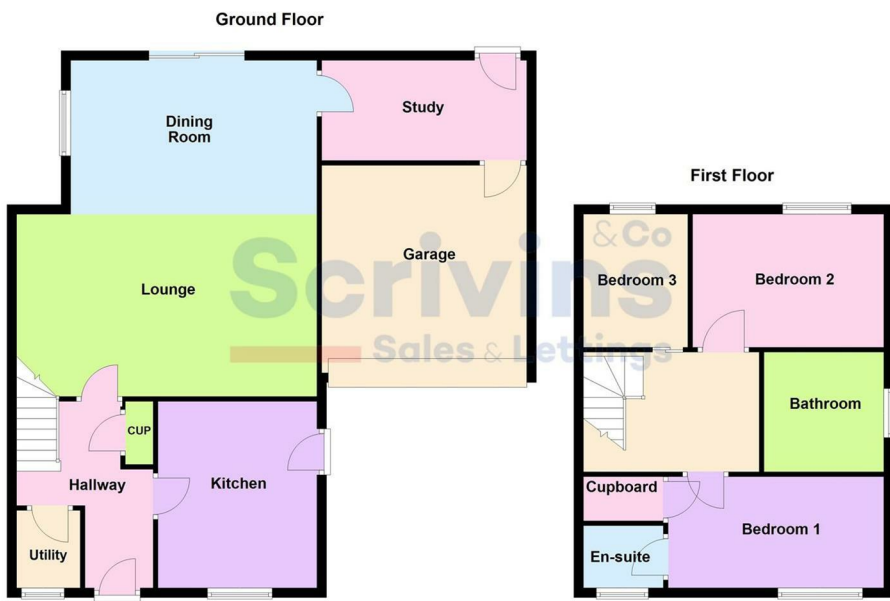
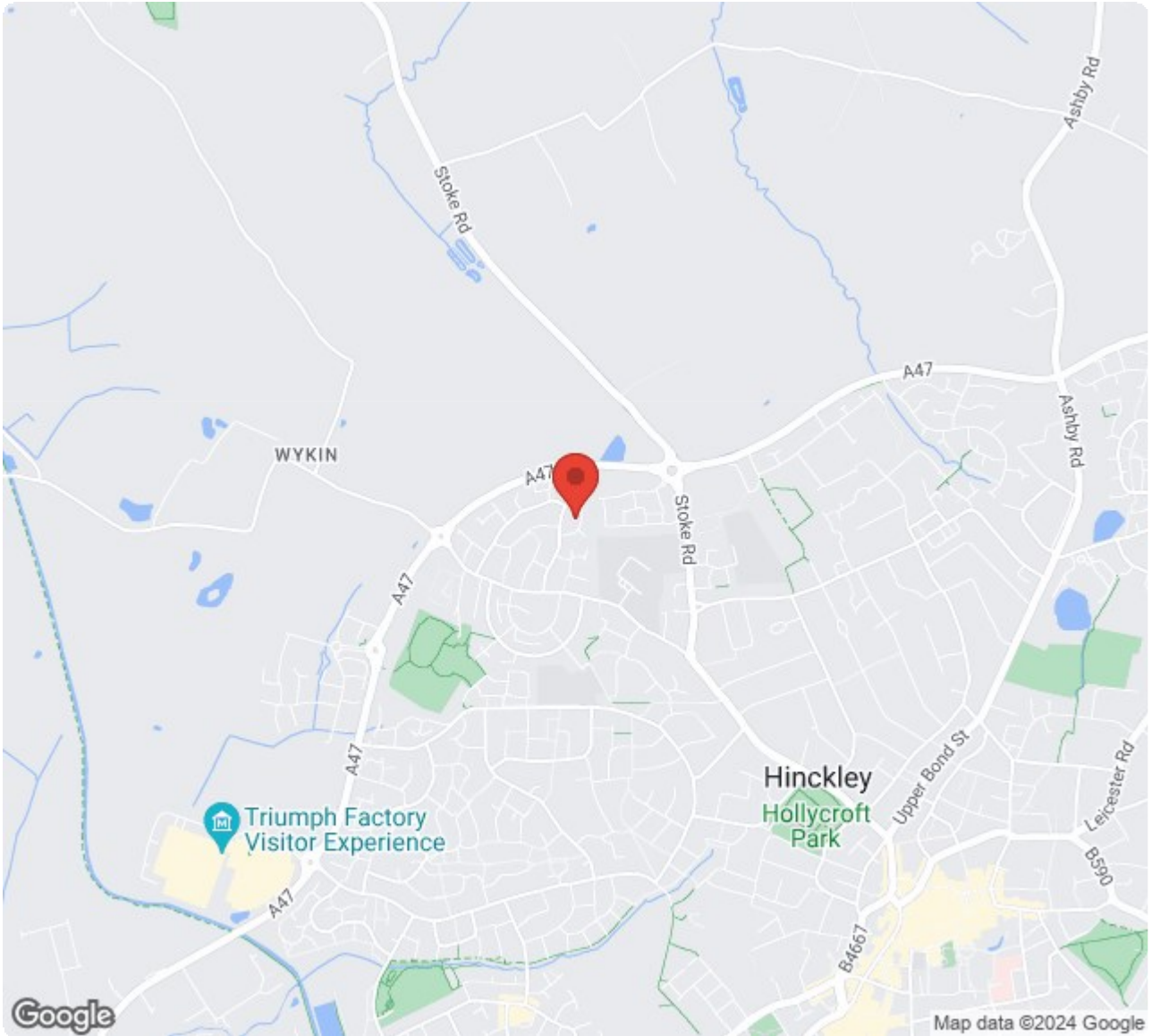
With three piece suite consisting of low level WC, pedestal wash hand basin, panelled bath with chrome mixer tap with wall mounted Triton electric shower above, tiled surrounds, wood effect vinyl flooring, chrome towel radiator, extractor fan.



### **OUTSIDE**

The property is set back from the road with a tarmacadam driveway to garage with up and over door. There is a further decorative stoned area for parking leading to a pathway offering side access to the rear garden. The garden is predominantly laid to lawn, enclosed with fencing, two concrete slabbed patio areas, mature beds and shed.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>83</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>69</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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