

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

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## 11 FEATHERSTON DRIVE, HINCKLEY, LE10 2PN

**OFFERS OVER £220,000**

**NO CHAIN.** Spacious semi detached family home on a large plot, popular and convenient location within walking distance to a parade of shops, doctors surgery, schools, bus stops, the village centre, public houses, restaurants and with good access to the A5 and M69 motorway. In need of updating some benefits from gas central heating with modern combination boiler, UPVC SUDG and UPVC soffits and fascias. Offers entrance hall, lounge with a feature fireplace, kitchen & dining room and utility room. Three good bedrooms and refitted bathroom. Wide driveway to front and large rear garden. Contact agents to view.





## TENURE

Freehold  
Council Tax Band B

## ACCOMMODATION

UPVC SUDG door to

## ENTRANCE HALLWAY

With single panelled radiator, wooden door to under stairs useful storage cupboard, housing the circuit board, electric and gas meters. Panelled door to



## FRONT LOUNGE

12'8" x 12'2" (3.88 x 3.72)

With single panelled radiator, feature fireplace with tiled hearth backing and mantle, incorporating a solid fuel burning fire, opening to



## DINING ROOM

7'6" x 10'8" (2.30 x 3.27)

With single panelled radiator, panelled door to



## KITCHEN

10'9" x 10'8" (3.28 x 3.27)

With quarry tiled flooring, a range of solid wood floor standing units with roll edge granite effect worktop. Stainless steel drainer sink with chrome mixer tap. Freestanding oven with four ring gas hob above. Further matching range of wall mounted kitchen units, single panelled radiator. Coving to ceiling, timber door to useful storage cupboard. UPVC SUDG door to rear garden.



## FIRST FLOOR LANDING

With loft access, single panelled radiator. Panelled door to

### FRONT BEDROOM ONE

11'8" x 12'2" (3.56 x 3.71)

With single panelled radiator, wood strip laminate flooring. Panelled door to



### REAR BEDROOM TWO

12'7" x 10'9" (3.85 x 3.28)

With single panelled radiator. Panelled door to



### FRONT BEDROOM THREE

8'7" x 9'0" (2.63 x 2.76)

With single panelled radiator. Timber door to over stairs storage cupboard housing the Worcester combination boiler for domestic hot water and central heating. Panelled door to



### BATHROOM

7'7" x 5'4" (2.32 x 1.63)

With wood strip laminate flooring, three piece suite consisting of low level WC, pedestal wash hand basin with chrome mixer tap, panelled bath with chrome mixer tap, Triton electric shower above with shower screen. Single panelled radiator, marble effect panelling surrounds.



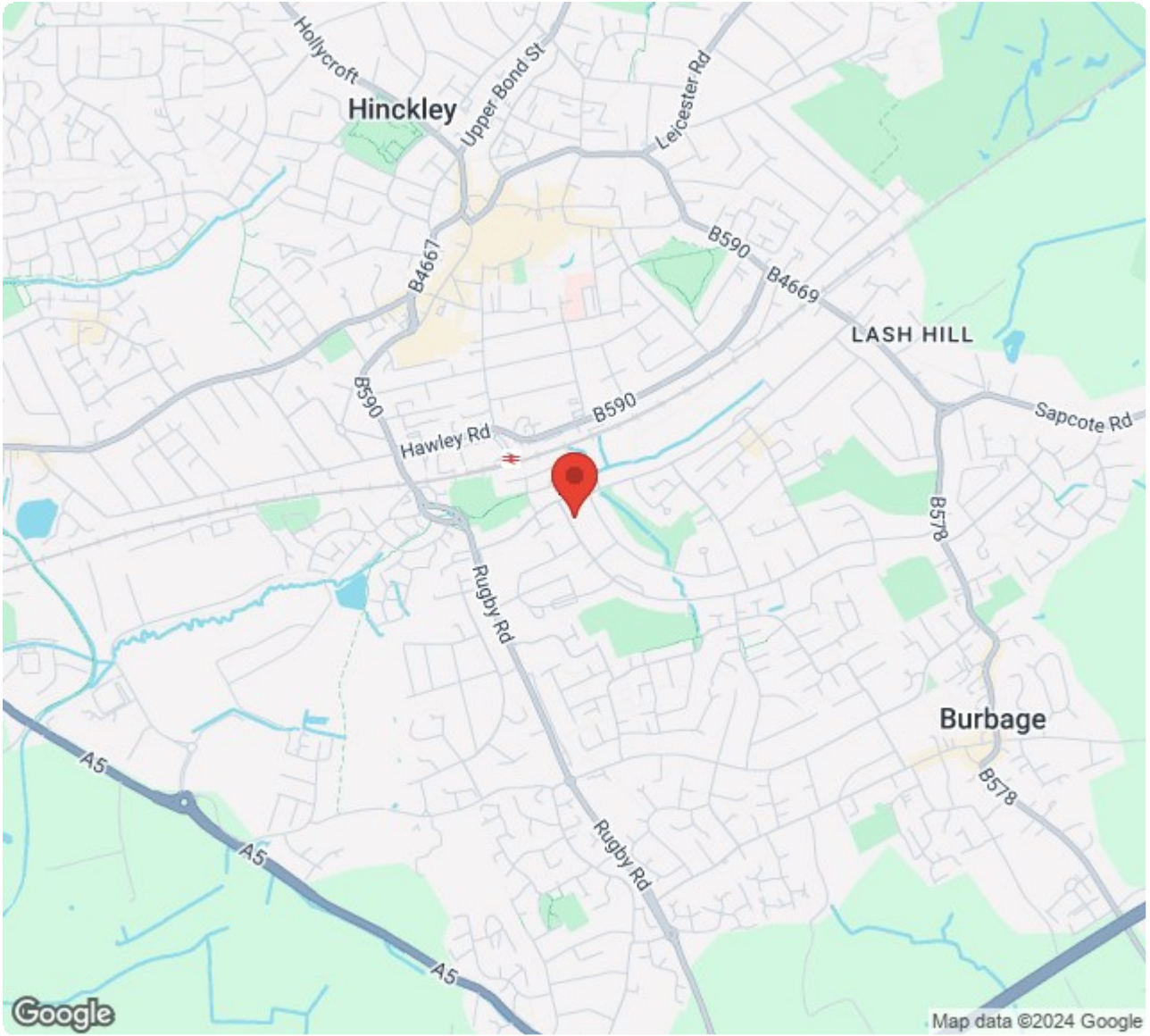
### OUTSIDE

The property is nicely situated set well back from the road with a tarmac driveway with ample parking, enclosed with fencing, there is a passage way to the rear of the property with a timber pedestrian gate. The rear garden has a slabbed patio adjacent to the rear of the property, to the left of which is an outbuilding with an outside toilet & x2 storage rooms. The garden is predominantly laid to lawn enclosed with fencing.









Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B		72	
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



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