

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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7 OLD COW SHEDS DRIVE, HEATHER, LE67 2DH

£240,000

NO CHAIN! Impressive and spacious town house on a generous plot overlooking the countryside. Sought after and convenient village location close to the Sense Valley Forest Park, two public houses, a highly regarded village school and good access to the M1 & M42 for the commuter. Immaculately presented, energy efficient, with a range of good quality fixtures and fittings including white panelled interior doors, wired in smoke alarms, gas central heating, UPVC SUDG and UPVC soffits and fascias. Offers lounge, dining kitchen, separate WC. 3 bedrooms fitted family bathroom. Driveway & brick built car port to front & enclosed rear garden. Viewing highly recommended. Carpets & curtains included.



TENURE
FREEHOLD

COUNCIL TAX BAND - B

ACCOMMODATION

UPVC canopy porch and composite front door to:

LOUNGE

14'10" x 16'5" (4.53 x 5.01)

Intruder alarm keypad, double panel radiator, wall mounted electric consumer unit, wired in smoke alarm and Honeywell heating programmer. Panel and glazed door to:



KITCHEN

14'10" x 11'9" (4.54 x 3.60)

with a range of floor standing wood effect kitchen units with brushed chrome handles and stone effect work tops over. Single drainer stainless steel sink with chrome mixer tap. Built in fridge freezer, free standing Zanussi washing machine, Hotpoint electric oven and CDA electric hob with extractor above. Further range of matching wall mounted cupboard units, one housing the Glow Worm combination boiler for gas central heating and domestic hot water. Tiled flooring, inset ceiling spotlights, wired in heat detector and double panel radiator. UPVC SUDG French doors to rear garden. Panelled door to:



SEPARATE WC

3'1" x 5'9" (0.95 x 1.76)

Tiled flooring, pedestal wash hand basin with chrome mixer tap and tiled splashback. Low level WC. Single panel radiator and extractor fan.

FIRST FLOOR LANDING

Balustrade staircase. Wired in smoke alarm, loft access and single panel radiator. Natural light tunnel. Panelled door to airing cupboard with shelving. Panelled doors to:

FRONT BEDROOM ONE

14'10" x 10'6" (4.53 x 3.21)

Bespoke built in beechwood and mirror fronted wardrobes with shelving and hanging rail. Double panel radiator.



REAR BEDROOM TWO

8'5" x 9'9" (2.59 x 2.98)

Double panel radiator and TV aerial point.



REAR BEDROOM THREE

6'0" x 11'7" (1.85 x 3.55)

Single panel radiator.



FAMILY BATHROOM

5'10" x 7'8" (1.78 x 2.34)

Tiled flooring. Three piece suite consisting low level WC, pedestal wash hand basin with chrome taps and panelled bath with chrome taps, glass shower screen and wall mounted Mira shower above. Inset spotlights, extractor fan, tiled surrounds and double panel radiator.

OUTSIDE

To the front of the property is a concrete slab path to the front door with decorative slate border and shrubs. Across from the shared access driveway is a block paved area of parking, beyond which is a brick built carport with a tiled roof. The rear garden has a concrete slab patio adjacent to the property with the remainder of the garden predominantly laid to lawn surrounding with fencing and brick wall. Timber shed on a concrete base. Outside tap and pedestrian gate for side access.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			90
(81-91) B		78	
(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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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