

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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23 NELSON DRIVE, HINCKLEY, LE10 1PH

ASKING PRICE £280,000

Attractive modern link detached family home. Sought after and convenient location within walking distance of the town centre, schools, Morrisons, Asda, open countryside and good access to major road links. Well presented and refurbished including white panel interior doors, spindle balustrades, coving, feature fireplace, refitted kitchen and bathroom, fitted wardrobes, wired in smoke alarms. Spotlights, gas central heating, UPVC SUDG and UPVC soffits and fascias. Offers entrance porch with attached brick store, lounge and dining kitchen, three bedrooms (main with en suite shower room), family bathroom. Wide driveway to single garage, hard landscaped rear garden. Viewing recommended. Carpets, curtains and blinds included.



TENURE

Freehold
Council Tax Band C

ACCOMMODATION

Attractive UPVC SUDG and leaded front door with lighting to

ENTRANCE PORCH

With brick built tool store/meter cupboard, overhead lighting, radiator. coving to ceiling. Attractive white panel interior door to

FRONT LOUNGE

16'7" x 14'5" (5.06 x 4.41)

With feature brickette fireplace having raised quarry tiled hearth, mantle above incorporating a living flame coal effect fire. Single panelled radiator, TV aerial point, doorbell chimes. Wired in smoke alarm. Coving to ceiling. Stairway to first floor with white spindle balustrades.



REFITTED REAR DINING KITCHEN

14'5" x 9'2" (4.40 x 2.81)

With a fashionable range of matt cream fitted kitchen units with soft close doors, consisting inset black single drainer resin sink unit, mixer tap above, double base unit beneath. Further matching floor mounted cupboard units and drawers, contrasting black roll edge working surfaces above with inset four ring gas hob unit, single fan assisted oven with grill beneath. Stainless steel chimney extractor hood above. Tiled splashbacks, further matching wall mounted cupboard units, plumbing for automatic washing machine, integrated fridge freezer, concealed lighting over the working surfaces. Inset ceiling spotlights, Power points and light switches are in chrome. Radiator. UPVC SUDG and leaded door to the rear garden with fitted blinds.



FIRST FLOOR LANDING

With built in linen cupboard.

FRONT BEDROOM ONE

9'2" x 13'9" (2.81 x 4.21)

With built in double slide robe with mirrored glazed doors to front. Radiator. Door to



REFITTED EN-SUITE SHOWER ROOM

5'2" x 4'10" (1.58 x 1.49)

With white suite consisting fully tiled shower cubicle with glazed shower doors, pedestal wash hand basin and low level WC. Contrasting fully tiled surrounds, white heated towel rail and extractor fan.



REAR BEDROOM TWO

8'10" x 8'6" (2.70 x 2.60)

With radiator.



REAR BEDROOM THREE

6'5" x 8'11" (1.98 x 2.74)

With a range of fitted bedroom furniture in light woodgrain consisting three double wardrobe units, further matching dressing table with drawers beneath. Radiator.



SIDE REFITTED FAMILY SHOWER ROOM

6'6" x 5'6" (2.00 x 1.68)

With fully tiled double shower cubicle with glazed shower screen, main shower unit above, vanity sink unit with gloss white double cupboard beneath. Low level WC, contrasting fully tiled surrounds. White heated towel rail, extractor fan.



OUTSIDE

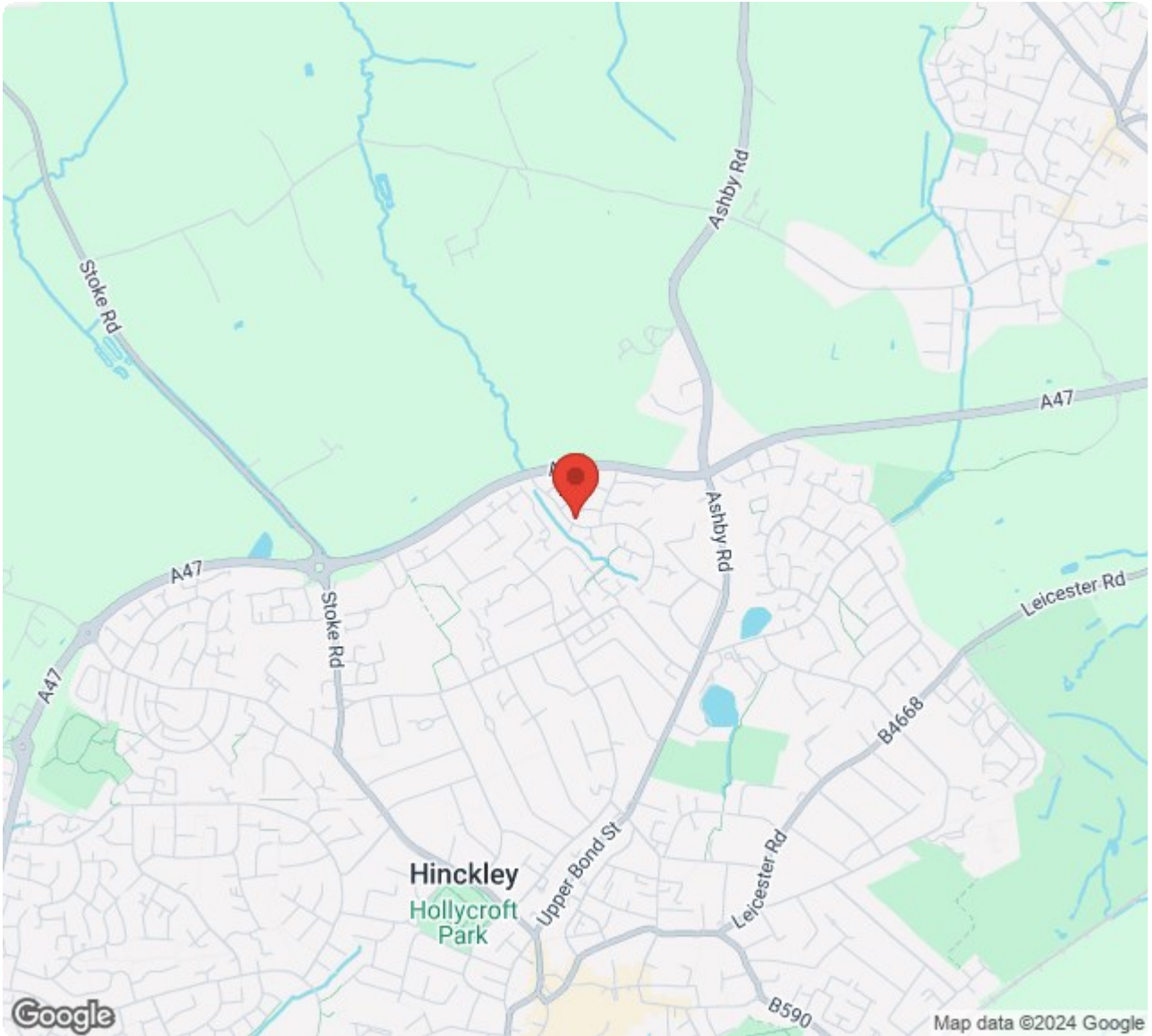
The property is nicely situated set back from the road having a full width block paved driveway to front. Leading down the side of the property offering ample parking, to a brick built garage. A hard landscaped area with a full width slabbed patio adjacent to the rear of the property, outside light and tap, beyond which the garden is in Astro turf with surrounding well stocked beds and borders.



GARAGE

8'3" x 17'7" (2.52 x 5.38)

With up and over door to front. Light and power. Pitched roof offering additional storage. The wall mounted Worcester gas condensing combination boiler for central heating and domestic hot water, built in programmer (new as of 2019 still under warranty) UPVC and leaded door leads to the fully fenced and enclosed rear garden.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(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			
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