

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

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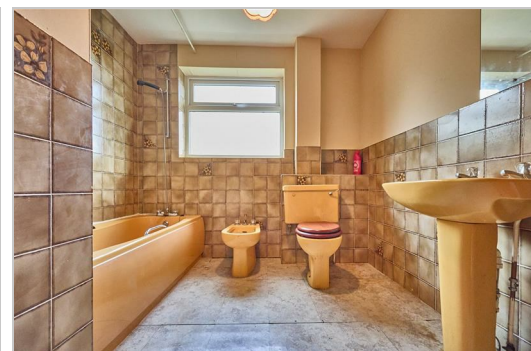


**130 OUTLANDS DRIVE, HINCKLEY, LE10 0TW**

**ASKING PRICE £365,000**

NO CHAIN. Spacious modern Jelson built detached family home on a large plot with open aspect to rear. Sought after and convenient location within walking distance of a parade of shops, doctors surgery, Battling Brook School, parks, the town centre, The Crescent, bus and train stations and with good access to major road links. In need of updating benefits from gas central heating and UPVC SUDG. Offers entrance porch, entrance hall, through lounge dining room, dining kitchen and lean to. Four good bedrooms and bathroom.

Wide driveway to double garage. Front and good sized rear gardens. Contact agent to view.





**TENURE**  
FREEHOLD

COUNCIL TAX BAND - D

### **ACCOMMODATION**

Attractive UPVC SUDG front door with outside lighting to:

### **ENTRANCE PORCH**

Ceramic tiled flooring and overhead lighting. Further white panel and glazed door leads to:

### **ENTRANCE HALLWAY**

Single panel radiator and coving to ceiling. Dog leg stairway to first floor with useful understairs storage cupboard beneath with lighting and plumbing for automatic washing machine. Door to:

### **SEPARATE WC**

Low level W/C and wall mounted sink unit. Radiator and contrasting fully tiled surrounds including the flooring.

### **THROUGH LOUNGE DINING ROOM**

11'8" x 25'0" (3.58 x 7.63)

Feature fireplace having ornamental wood surround, raised marble effect hearth and backing with gas point. Two radiators, coving to ceiling and TV aerial point.



### **DINING KITCHEN TO REAR**

14'11" x 10'7" (4.56 x 3.25)

Range of medium oak fitted kitchen units consisting inset two and a half bowl sink unit with mixer tap above and double base unit beneath. Further matching floor mounted cupboard units and drawers with contrasting working surfaces above and tiled splashbacks. Inset four ring gas hob unit and built in oven with grill. Further matching wall mounted cupboard units and one double tall larder unit. Ceramic tiled flooring and radiator. White wood panel and glazed door to:

### **LEAN TO TO REAR**

7'1" x 10'11" (2.18 x 3.35)

With ceramic tiled flooring, double power point and lighting. UPVC SUDG patio doors to the rear garden.



### **FIRST FLOOR LANDING**

Radiator and loft access. Door to airing cupboard.

### FRONT BEDROOM ONE

12'0" x 11'9" (3.68 x 3.60)

Radiator.



### BEDROOM TWO TO REAR

8'2" x 12'9" (2.51 x 3.90)

Radiator.



### BEDROOM THREE TO FRONT

13'1" x 7'8" (4.01 x 2.36)

Radiator.



### BEDROOM FOUR TO REAR

10'9" x 8'2" (3.28 x 2.50)

Radiator.



### FAMILY BATHROOM TO REAR

8'1" x 7'10" (2.47 x 2.41)

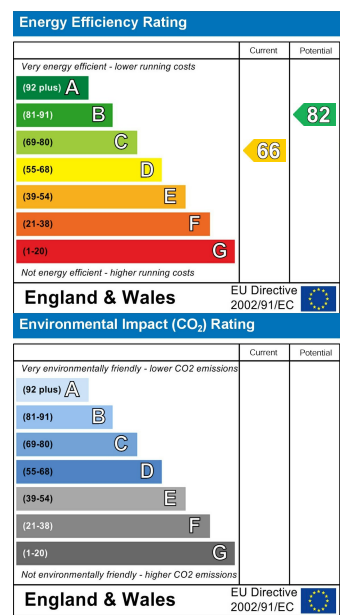
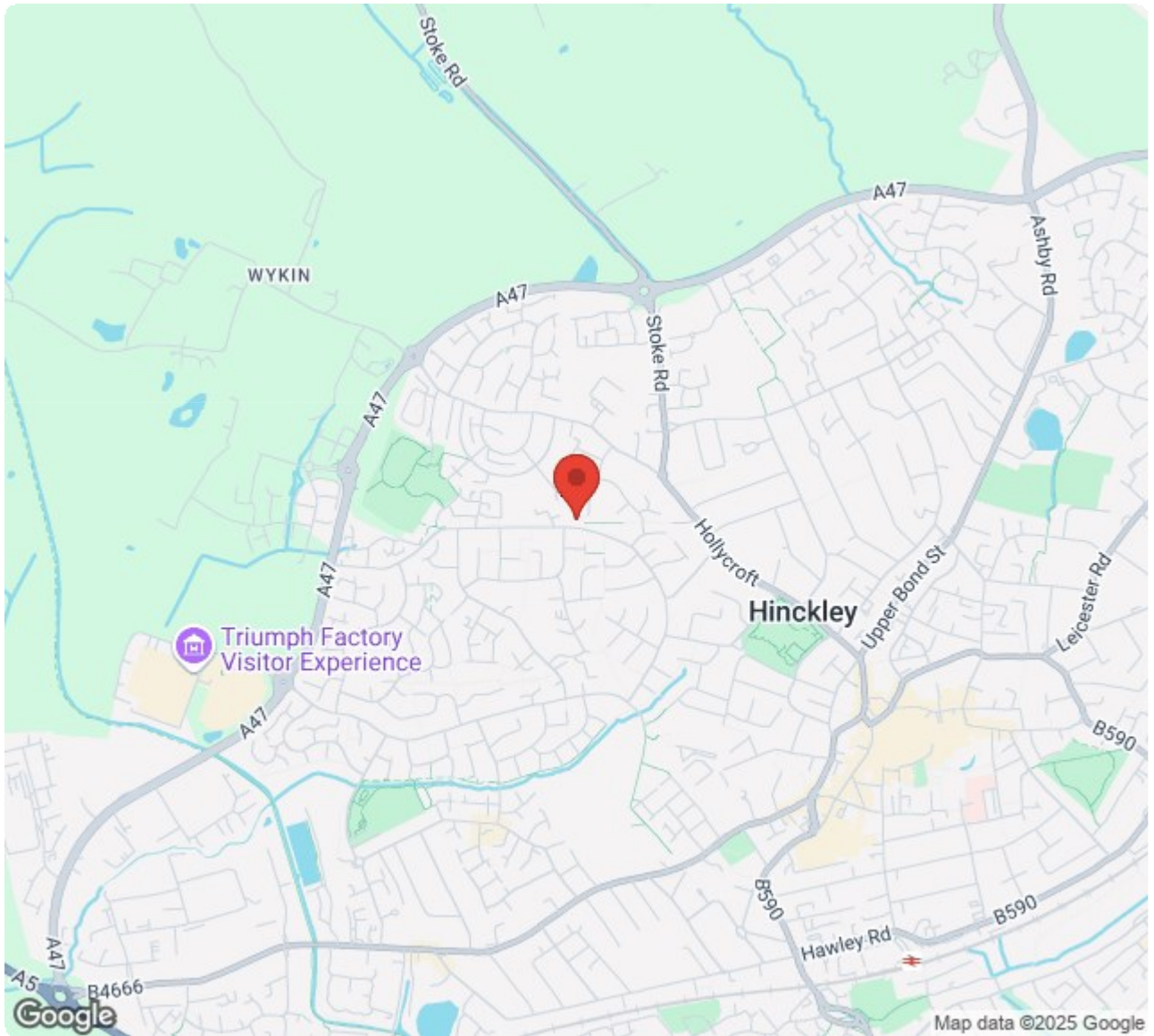
Panelled bath with mains shower above, pedestal wash hand basin, low level WC and bidet. Contrasting tiled surrounds, shaver point and radiator.

### OUTSIDE

The property is nicely situated, set well back from the road with the front garden principally laid to lawn. Wide Tarmacadam driveway offering ample car parking and leading to the L shaped large brick built double garage 8.13m max x 4.96m with double up and over door to front, windows to side, side pedestrian door, light, power and three radiators. Wall mounted consumer unit and wall mounted Ideal gas condensing combination boiler for central heating and domestic hot water. A wrought iron gate and slab pathway lead down the side of the property to the good sized fully fenced and enclosed rear garden. Full width slabbed patio adjacent to the rear of the property, beyond which the garden is mainly laid to lawn. Open aspect to rear.







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