

Scrivins & Co Ltd 98 Castle Street, Hinckley, Leicestershire, LE10 1DD  
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### 13 NELSON DRIVE, HINCKLEY, LE10 1PH

**OFFERS IN THE REGION OF £290,000**

No chain. Immaculately presented and refurbished modern detached family home. Sought after and convenient location within walking distance of the town centre, The Crescent, local schools, train and bus stations, Morrisons and Asda, parks, open countryside and good access to major road links. Benefitting from white panelled interior doors, spindle balustrades, laminate wood strip flooring, coving, feature fireplace, refitted kitchen and bathrooms, fitted wardrobes, spotlights, wired in smoke alarm, alarm system, gas central heating and UPVC SUDG. Spacious accommodation offers entrance hall, lounge, family room, dining kitchen, three good bedrooms (main with refitted en suite shower room) and family bathroom. Driveway, front and enclosed rear garden. Newly carpeted, blinds, white goods and shed included. Viewing highly recommended.



**TENURE**  
FREEHOLD

COUNCIL TAX BAND - C  
EPC RATING - C

**ACCOMMODATION**

Attractive UPVC SUDG front door to:

**ENTRANCE HALLWAY**

Single panel radiator, telephone point, overhead lighting, coving to ceiling and keypad for burglar alarm. The entrance hallway has doors leading to both the family room and the front lounge. White wood and glazed panel door of entrance hallway leads to

**FRONT LOUNGE**

15'11" x 10'3" (4.87 x 3.14)

Feature fireplace with raised quarry tiled hearth and hardwood mantle above. Laminate wood strip flooring, two double panel radiators, doorbell chimes, wired in smoke alarm, TV aerial point and coving to ceiling. Dog leg stairway to first floor with white spindle balustrades. Attractive six panel white interior doors to:

**DINING KITCHEN TO REAR**

19'3" x 8'7" (5.88 x 2.63)

Range of gloss white high quality, professionally fitted kitchen units consisting inset one and a half bowl single drainer stainless steel sink unit with mixer tap above and double base unit beneath. Further matching floor mounted cupboard units and three drawer unit with contrasting black roll edge working surfaces above and tiled splashbacks. Inset four ring stainless steel gas hob unit, single fan assisted oven with grill beneath stainless steel splashback and stainless steel chimney extractor above. Further matching wall mounted cupboard units and two tall larder cupboards, one with pull out drawers. Appliance recess points, white goods are included - washing machine, fridge freezer and tumble dryer. Plumbing for dishwasher. Inset ceiling spotlights and laminate wood strip flooring.

Dining area with laminate wood strip flooring, double panel radiator, coving to ceiling, inset ceiling spotlights, TV aerial point and UPVC SUDG French doors to the rear garden.

Door to:



**FAMILY ROOM TO FRONT**

8'3" x 13'6" (2.54 x 4.14)

Radiator, consumer unit and control box for burglar alarm system. Archway to useful understairs storage with light and power. Newly-carpeted.





### FIRST FLOOR LANDING

White spindle balustrades, wired in smoke alarm, further keypad for burglar alarm system and door to airing cupboard housing the Vaillant gas condensing regular boiler for central heating and domestic hot water, lagged copper cylinder with fitted immersion heater and digital programmer. Carbon Monoxide detector. Newly-carpeted. Loft access - loft is partially boarded with lighting. Contains water tank.



### BEDROOM ONE TO REAR

10'3" x 11'10" (3.13 x 3.63)

Range of fitted bedroom furniture in oak woodgrain, consisting three single wardrobes and cupboards above. Laminate wood strip flooring, radiator, coving to ceiling and door to:



### EN SUITE SHOWER ROOM

4'9" x 4'10" (1.46 x 1.49)

White suite consisting fully tiled quadrant corner shower cubicle, vanity sink unit with gloss white cupboard beneath, mirror and shaver light above and low level WC. Contrasting tiled surrounds including the flooring, radiator, inset ceiling spotlights and extractor fan.



### BEDROOM TWO TO FRONT

10'6" x 13'3" max (3.22 x 4.04 max)

Built in double wardrobe in oak woodgrain with cupboards above. Laminate wood strip flooring and radiator.



### BEDROOM THREE TO FRONT

8'0" x 8'6" (2.46 x 2.61)

Radiator and laminate wood strip flooring.



## REFITTED BATHROOM TO REAR

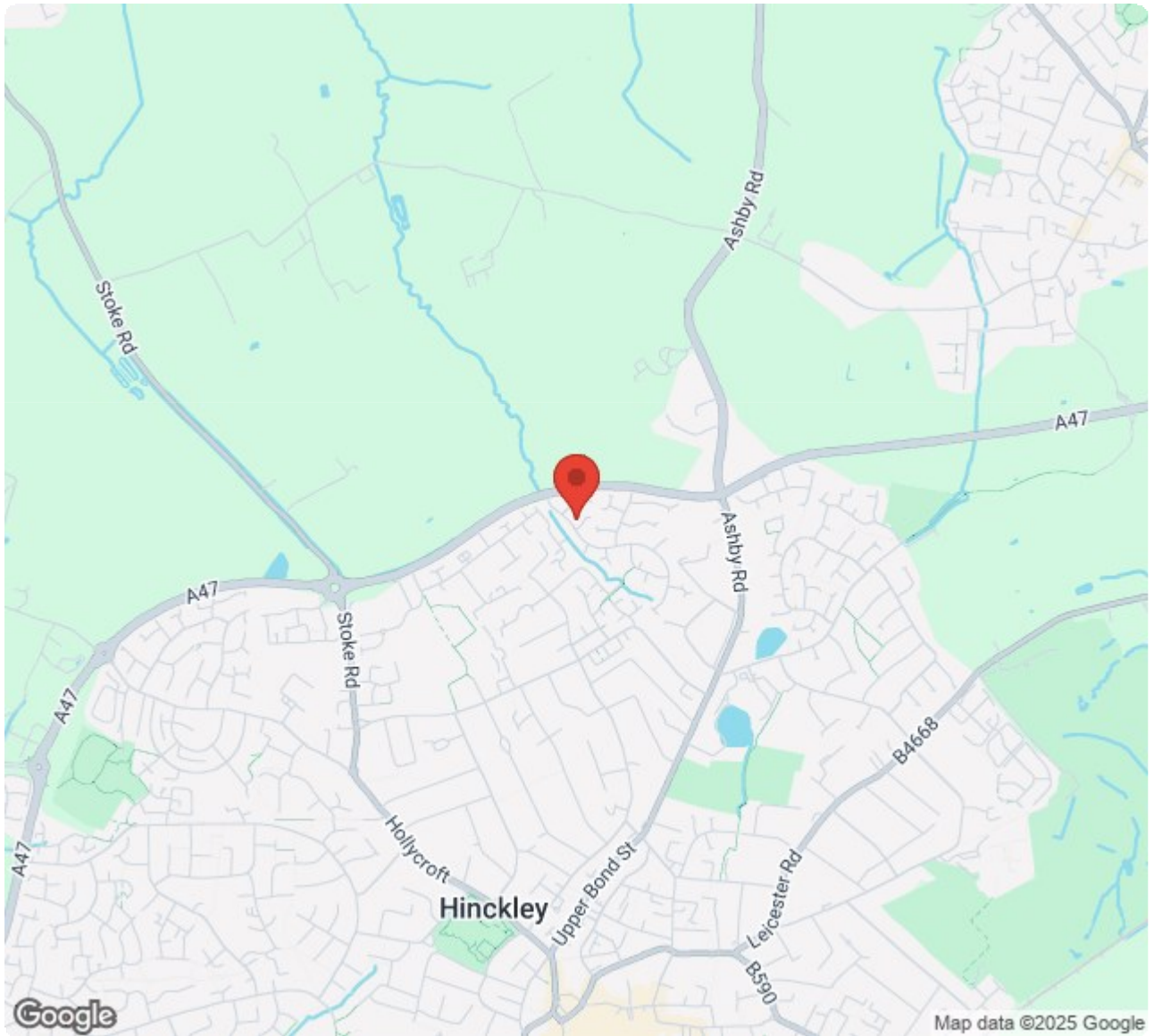
7'1" x 5'8" (2.18 x 1.73)

White suite consisting of panelled bath with mixer tap and shower attachment above, vanity sink with gloss white cupboard beneath and low level WC. Contrasting tiled surrounds including the flooring, chrome heated towel rail, wall mounted mirror and shaver point.

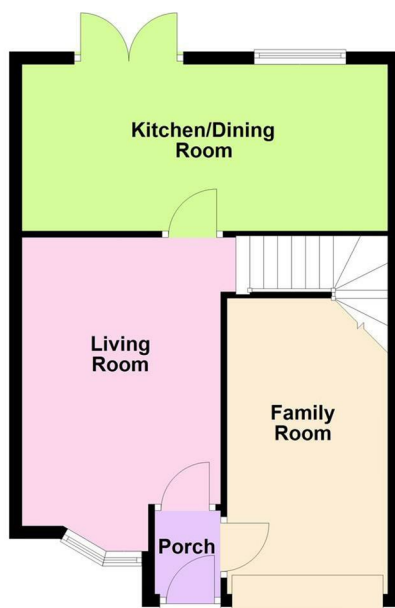
## OUTSIDE

The property is set back from the road with front garden principally laid to lawn. Tarmacadam driveway offering parking to the front. Timber gate with slab pathway leads down the right hand side of the property to the fully fenced and enclosed rear garden. Full width slabbed patio adjacent to the rear of the property beyond which the garden is principally laid to lawn with surrounding beds and a further slabbed patio to the top of the garden. Outside tap and light. To the left hand side of the property is a slabbed and stoned storage area with a timber shed.

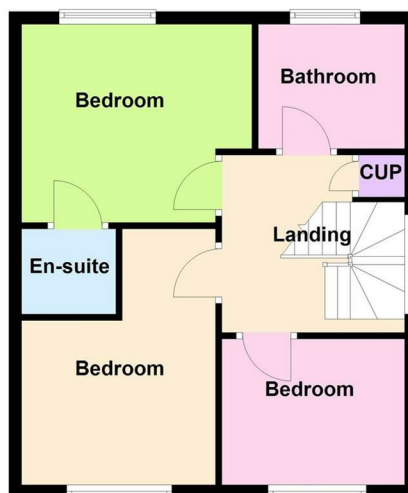




Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		83
(81-91) <b>B</b>		
(69-80) <b>C</b>	72	
(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		
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) <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		
England & Wales EU Directive 2002/91/EC		



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