

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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6 LOCHMORE DRIVE, HINCKLEY, LE10 0TZ

£325,000

Modern, Attractive family home situated on a large plot. Sought after and convenient location within walking distance of a parade of shops, doctors surgery, Battling Brook School, parks, the town centre, The Crescent, train and bus stations and good access to major road links. The property features quality finishes, including a refitted kitchen, refurbished and refitted bathroom, laminate flooring, panelled interior doors. The spacious layout includes a porch, entrance hall, lounge, open plan modern dining kitchen, conservatory, sitting room/4th bedroom & separate WC. Upstairs, there are three bedrooms & family bathroom. Outside, a large driveway to garage with electric roller door & work room. Well kept, landscaped rear garden.



TENURE

Freehold
Council Tax Band C
EPC Rating TBC

ACCOMMODATION

UPVC SUDG sliding door to

ENTRANCE PORCH

With tiled flooring and lighting, UPVC SUDG door to:

ENTRANCE HALLWAY

5'11" x 11'0" (1.82 x 3.36)

With wood effect laminate flooring, double panelled radiator, smoke alarm and dado rail. Panelled door to storage cupboard which houses the fuse board, gas and electric meter. Panelled door to further storage cupboard with coat hooks. Door to:

LOUNGE

10'11" x 14'11" (3.34 x 4.57)

With wood strip laminate flooring, double panelled radiator and feature fireplace with Charnwood log burner (swept yearly) on slate effect tiles. TV aerial point and coving to ceiling. Opening to:



KITCHEN/DINER

17'3" x 9'8" (5.27 x 2.96)

Range of Howdens floor standing gloss white cupboard units with brushed chrome handles, wood effect laminated worktop above with matching upstands. One and a half bowl stainless steel drainer sink with chrome mixer tap. Lamona four ring gas hob unit, extractor above. Built in Lamona oven, Lamona microwave above, fridge freezer and Hotpoint dishwasher. Further matching range of wall mounted cupboard units. Wood effect laminate flooring and double panelled radiator. Wall mounted Valliant programmer for central heating. UPVC SUDG sliding door to:



CONSERVATORY

7'9" x 12'2" (2.38 x 3.73)

With fully insulated roof, electric and lighting. UPVC SUDG French doors to rear garden, timber and glazed door to:



SNUG/4TH BEDROOM

10'9" x 9'8" (3.30 x 2.96)

With double panelled radiator, double French doors to rear garden.



DOWNSTAIRS WC

5'7" x 2'3" (1.71 x 0.71)

With wood strip vinyl flooring, toilet vanity unit with sink above and chrome mixer taps. Tiled splashbacks. Door to

CONVERTED WORKSPACE/GARAGE

11'5" x 6'8" (3.49 x 2.05)

Which has been partially converted to a work room with lighting and electric, further panelled door to under stairs storage cupboard.

GARAGE

11'7" x 11'1" (3.54 x 3.39)

With electric rolling door, electric, lighting and plumbing for automatic washing machine.

FIRST FLOOR LANDING

With white spindle balustrades, with smoke alarm, loft access, the loft is partially boarded. Built in cupboard housing the Valliant combination boiler for domestic hot water and gas central heating. Carbon Monoxide alarm.

FRONT BEDROOM ONE

9'11" x 12'10" (3.03 x 3.92)

With single panelled radiator, free standing wardrobes included and fan light



BEDROOM TWO

9'6" x 8'10" (2.92 x 2.71)

With single panelled radiator and Hammonds fitted wardrobes with drawers, hanging rails and shelving,



FRONT BEDROOM THREE

7'1" x 7'5" (2.17 x 2.27)

With single panelled radiator and over stairs opening with hanging rail.



BATHROOM

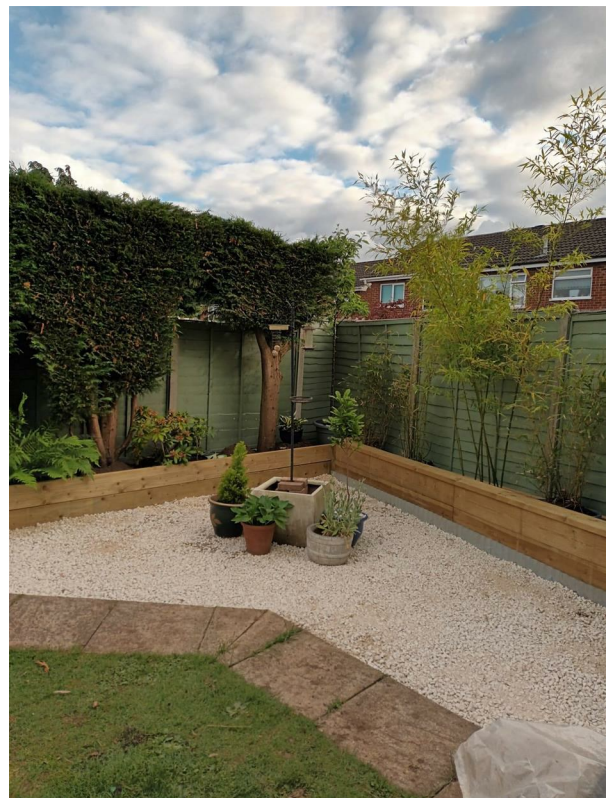
8'2" x 6'7" (2.50 x 2.02)

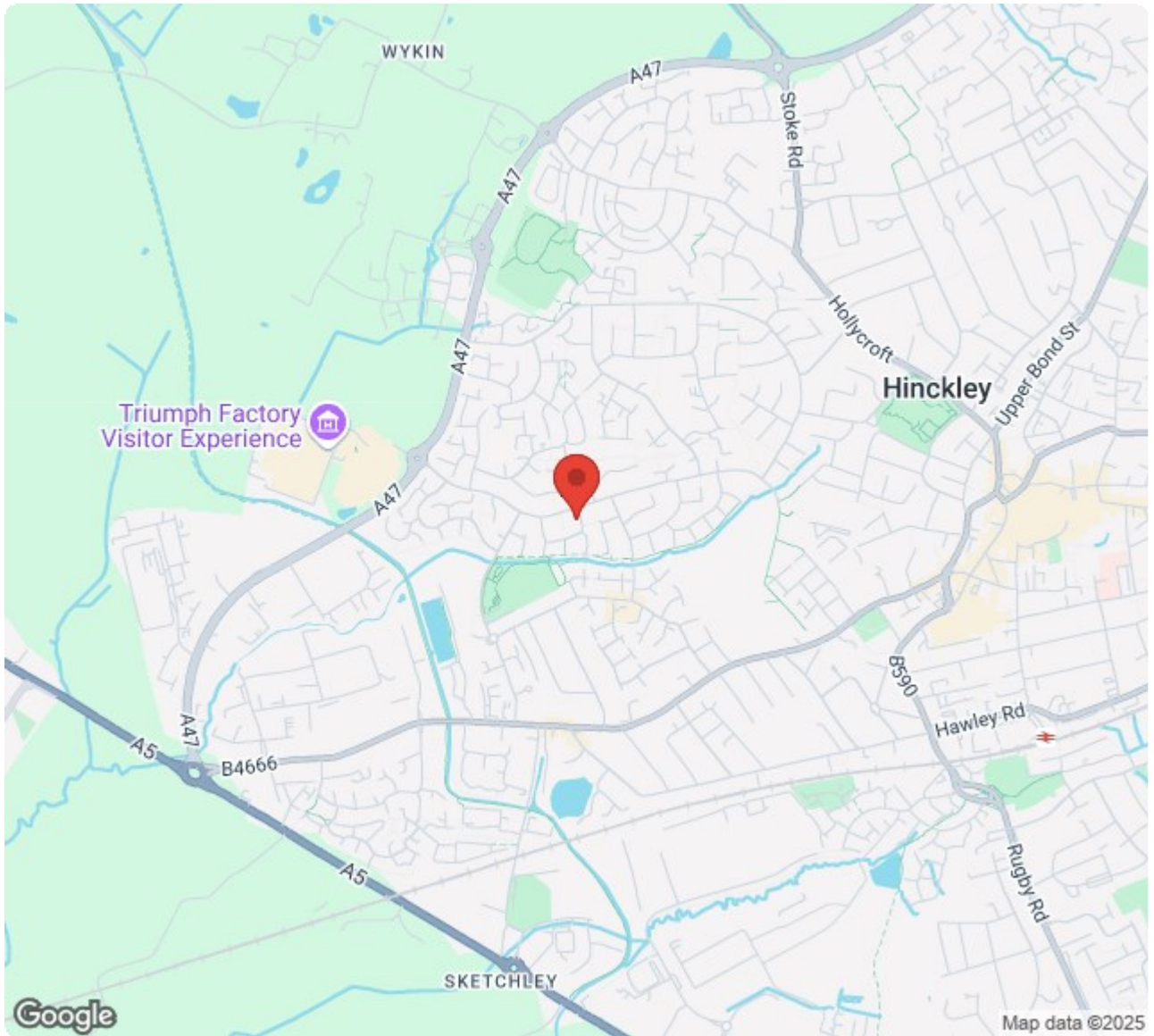
Refitted October 2024 consisting panelled L shape bath with chrome taps, bar shower above with hand attachment & tiled surrounds. Vanity sink unit with storage below and chrome mixer taps above and vanity toilet unit. Chrome towel heater, patterned tiled flooring, blind and inset spotlights.



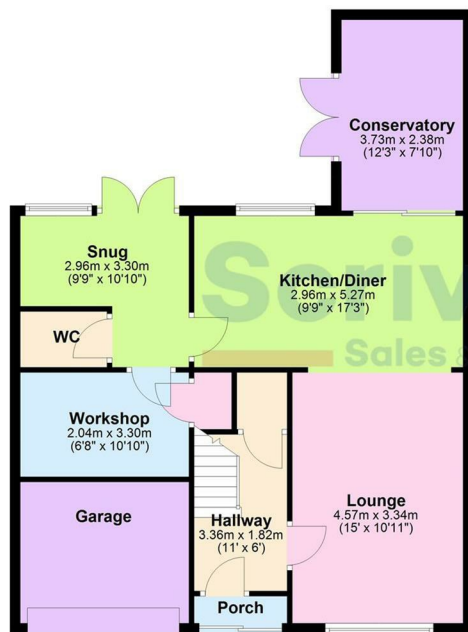
OUTSIDE

The property has a block paved driveway offering off road parking for four vehicles with a dropped curb and leading to a single garage with electric roller door. Outside tap to front of the property. The rear garden has a slabbed patio adjacent to the back of the house beyond which are raised timber beds. The garden is predominantly laid to lawn with further decorative stone patio and raised sleeper beds, the garden is fenced and enclosed with shed, outside tap and outside lighting.





Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		84
(81-91) B		
(69-80) C	72	
(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		
(92-100) 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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