

Scrivins & Co Ltd 98 Castle Street, Hinckley, Leicestershire, LE10 1DD
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55 SEAFORTH DRIVE, HINCKLEY, LE10 0XJ

OFFERS OVER £240,000

Extended modern Jelson built semi detached family home with far reaching views to rear. Sought after and convenient location within walking distance of a parade of shops, doctors surgery, Batting Brook school, the town centre, The Crescent, train and bus stations and good access to major road links. Well presented and much improved including panelled interior doors, wooden/ceramic tiled flooring, coving, modern kitchen and bathroom, gas central heating, UPVC SUDG and UPVC soffits and fascias. Offers entrance hall,, lounge, kitchen diner. Three bedrooms and bathroom with shower. Wide driveway to detached garage and enclosed sunny rear garden with shed. Viewing recommended. Carpets and blinds included.



TENURE
FREEHOLD

COUNCIL TAX BAND - B

ACCOMMODATION

UPVC SUDG front door with outside light to:

ENTRANCE HALLWAY

Ceramic tiled flooring, fitted meter cupboard in grey, radiator, Hive thermostat for central heating and stairway to first floor. Oak panelled interior door to:

FRONT LOUNGE

10'10" x 16'2" (3.32 x 4.94)

Radiator, TV aerial point and coving to ceiling.



OPEN PLAN DINING KITCHEN

14'1" x 11'6" (4.30 x 3.53)

Fashionable range of gloss cream floor standing kitchen units with brushed chrome handles with wood effect laminated worktops over and tiled splashbacks. Stainless steel drainer sink with chrome mixer tap above. Neff double electric oven with four ring electric hob. Further matching wall cupboard units. Wood effect floor tiling, UPVC SUDG sliding door to rear garden, double panel radiators and door to understairs storage cupboard. White goods available by separate negotiation.



FIRST FLOOR LANDING

Built in linen cupboard, radiator, loft access with extending aluminium loft ladder the loft is partially boarded with light and also houses the gas condensing combination boiler for central heating and domestic hot water (new as of 2021 with a 10yr warranty) Attractive white six panel interior doors to:

FRONT BEDROOM ONE

10'11" x 8'11" (3.35 x 2.72)

Built in double wardrobe in grey, further wall mounted storage cupboard and radiator.



REAR BEDROOM TWO

8'5" x 9'2" (2.58 x 2.81)

Radiator.



REAR BEDROOM THREE

5'4" x 9'2" (1.64 x 2.81)

Radiator.



FAMILY BATHROOM

6'8" x 5'5" (2.05 x 1.67)

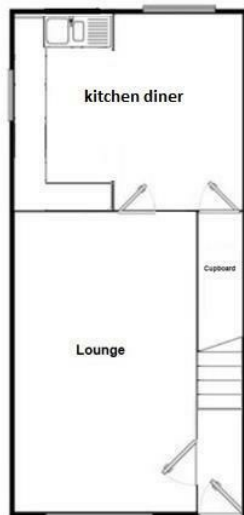
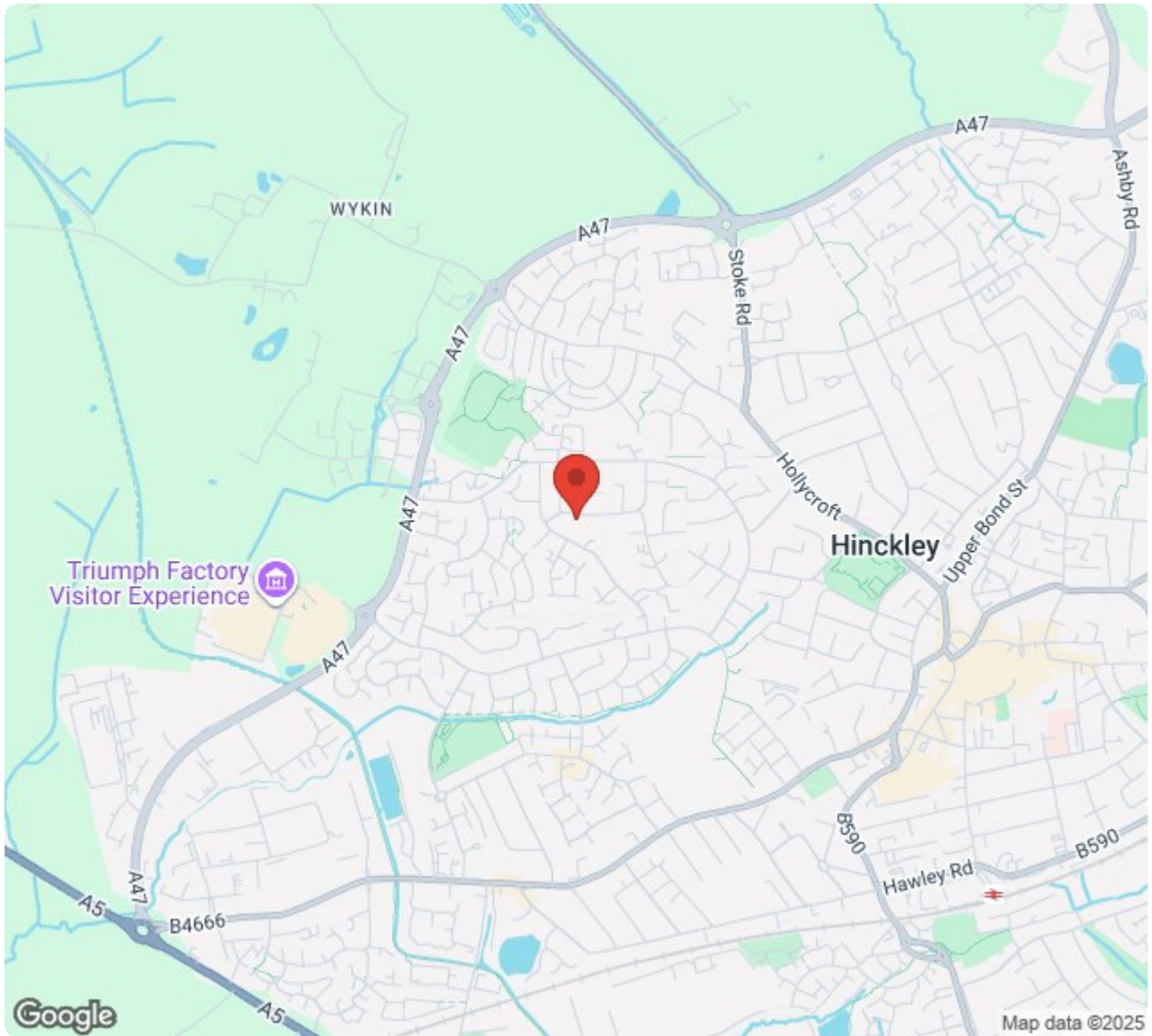
White suite consisting L shaped panelled bath with electric shower unit above and glazed shower screen to side. Vanity sink unit with white cupboard beneath and low level WC. Contrasting tiled surrounds including the floor and radiator.



OUTSIDE

The property is nicely set back from the road, having a full width block paved driveway to front. Leading down the side of the property through double timber gates, to a detached sectional concrete garage to the rear which has an up and over door to the front, side pedestrian door and has light and power. Fenced and enclosed rear garden with sunny aspect having timber decking patio adjacent to the rear of the property, beyond which the garden is principally laid to lawn with surrounding beds. Timber shed and timber entertaining area. Outside tap and power point.





GROUND FLOOR



FIRST FLOOR

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	65	
(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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