

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

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5 CUMBRAE DRIVE, HINCKLEY, LE10 0SL

OFFERS IN THE REGION OF £230,000

NO CHAIN. Extended, modern Jelson built semi-detached family home on a good sized sunny plot. Sought after and convenient cul de sac location within walking distance to a parade of shops, Sainsburys, doctors surgery, Battling Brook school, Hollycroft Park, the town centre, The Crescent, leisure centre, train and bus stations and good access to major road links. In need of modernisation, benefitting from gas central heating and UPVC SUDG. Spacious accommodation offers entrance porch, lounge, dining room and extended kitchen. Three bedrooms and wet room, driveway to detached garage with attached brick built home office to rear. Good sized front and enclosed rear garden. Contact agents to view.



TENURE

Freehold
Council Tax Band C
EPC Rating TBC

ACCOMMODATION

Sliding UPVC SUDG double glazed door with matching side panel to

ENTRANCE PORCH

Further hardwood and glazed door leads to

ENTRANCE HALLWAY

With single panelled radiator, door to cloak cupboard housing the meters, smoke alarm, stairway to first floor with useful under stairs storage cupboard beneath. Thermostat for central heating system. White six panelled interior door which leads to

FRONT LOUNGE

10'10" x 15'11" (3.31 x 4.86)

With stone fireplace incorporating a fitted gas fire, radiator, archway to



REAR DINING AREA

8'7" x 9'9" (2.63 x 2.99)

With SUDG sliding patio doors to rear garden, radiator.



REAR EXTENDED KITCHEN

8'2" x 13'10" (2.49 x 4.22)

With single drainer stainless steel sink unit, mixer tap above, cupboard beneath. Floor mounted cupboard units, roll edge working surfaces above, tiled splashbacks. Appliance recess points, plumbing for automatic washing machine, electric cooker point. Wall mounted Worcester gas condensing combination boiler for central heating and domestic hot water. Door to pantry with fitted shelving, UPVC SUDG to the side of the property.

FIRST FLOOR LANDING

With built in linen cupboard, smoke alarm, loft access.

FRONT BEDROOM ONE

11'5" x 9'10" (3.50 x 3.01)

With fitted wardrobes, full width of one wall. Radiator.



REAR BEDROOM TWO

9'6" x 10'9" (2.91 x 3.29)

With two built in single wardrobes, cupboards above the bed, radiator.

FRONT BEDROOM THREE

7'0" x 8'4" (2.15 x 2.55)

With radiator.



REAR WET ROOM

6'11" x 5'6" (2.13 x 1.69)

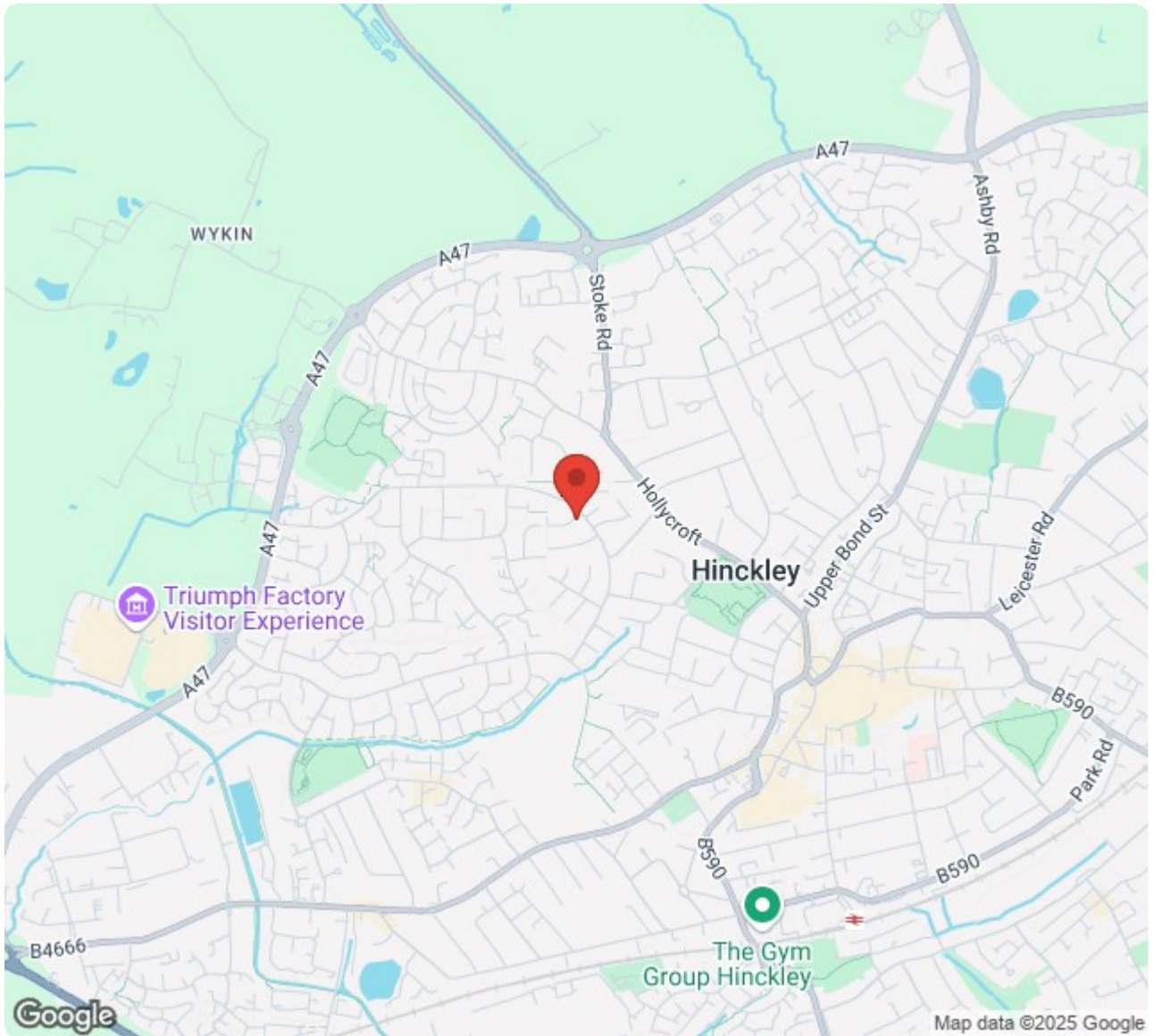
With white suite consisting fully tiled walk in shower, wall mounted sink unit, low level WC, contrasting tiled surrounds, radiator, extractor fan.



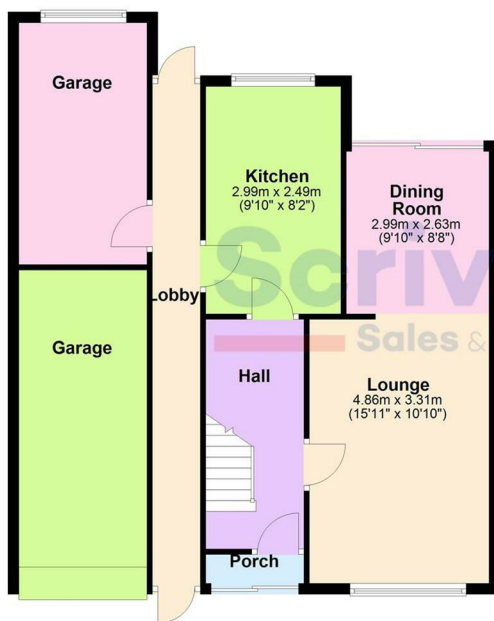
OUTSIDE

The property is nicely situated in a cul de sac set well back from the road, the front garden is principally laid to lawn with surrounding beds. A tarmacadam driveway leads to the single brick built garage 2.49m x 4.53m with an up and over door to front, light and power, side pedestrian door, to the rear of the garage is a brick built home office/family room 2.09m x 3.78m with wooden glazed door to side, UPVC SUDG window to rear, light and power, wall mounted gas convector heater. Hard wood and glazed door and covered side entry lead between the house and the garage through a further wood panel and glazed door to a fully fenced and enclosed rear garden which has a slabbed patio adjacent to the rear of the property with outside lighting, beyond which the garden is principally laid to lawn with surrounding beds. There is also a timber shed and the garden has a sunny aspect.





Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		79
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		59
(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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