

Scrivins & Co Ltd 98 Castle Street, Hinckley, Leicestershire, LE10 1DD  
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### 38 SANSOME DRIVE, HINCKLEY, LE10 0YL

**OFFERS OVER £280,000**

Impressive, modern 2015 Taylor Wimpey built three storey family home overlooking Ashby Canal, sought after and convenient cul de sac location within walking distance of Westfield Junior school, the town centre, The Crescent, train and bus stations, doctors, dentists, parks, bars and restaurants and easy access to the A5 and M69 Motorway. Immaculately presented remainder of NHBC guarantee, energy efficient, with a range of good quality fixtures and fittings including white panelled interior doors, spindle balustrades, porcelain tiled/wooden flooring, spotlights, gas central heating, UPVC SUDG and UPVC soffits and fascias. Spacious accommodation offers entrance hall, separate WC, fitted dining kitchen with built in appliances and family room with French doors. Three/four good sized bedrooms or additional reception room, family bathroom and shower room, double driveway, well kept front and landscaped sunny rear garden with shed. Viewing highly recommended. Carpets, curtains and blinds included.





## TENURE

Freehold  
Council Tax Band D  
EPC Rating B

Estate Charge of approximately £260.00 annually which covers maintenance of the estate grounds (greenery and roadway), lighting of the car park, and general insurance.

## ACCOMMODATION

Attractive black composite panel and SUDG front door to

### ENTRANCE HALLWAY

With porcelain tiled flooring, wired in smoke alarm, wall mounted consumer unit, radiator, HIVE thermostat for the central heating system. Stairway to first floor with white spindle balustrades, useful under stairs storage cupboard beneath with double power point. Attractive white panelled interior door to



### SEPARATE WC

With white suite consisting low level WC, pedestal wash hand basin, contrasting half tiled surrounds. Porcelain tiled flooring. Radiator, extractor fan.



### FRONT FITTED DINING KITCHEN

11'3" x 8'5" (3.43 x 2.58)

With a range of gloss white fitted kitchen units with soft close doors, consisting inset one and a half bowl single drainer stainless steel sink unit, mixer taps above, double base unit beneath, further matching floor mounted cupboard units and four drawer unit. Contrasting walnut finish roll edge working surfaces above with inset four ring stainless steel gas hob unit, fan assisted oven with grill beneath, extractor hood above. Matching upstands and tiled splashbacks, further matching range of wall mounted cupboard units, one concealing the gas condensing combination boiler for central heating and domestic hot water. Further integrated appliances including dishwasher, washer/dryer and fridge freezer. Porcelain tiled flooring, radiator, inset ceiling extractor fan. Carbon monoxide detector.



### REAR FAMILY ROOM

10'6" x 15'4" (3.22 x 4.68)

With grey laminate wood strip flooring, two radiators, TV aerial point, HIVE thermostat for this room individually. SUDG French doors leading to the rear garden.



### FIRST FLOOR LANDING

With white spindle balustrades, radiator, wired in smoke alarm. Stairway to second floor with white spindle balustrades.

### REAR LOUNGE/BEDROOM FOUR

15'5" x 10'6" (4.70 x 3.22)

With two radiators, TV aerial point, UPVC SUDG French doors to a Juliet balcony.



### FRONT BEDROOM THREE

8'5" x 8'3" (2.57 x 2.54)

With radiator.



### FAMILY BATHROOM

8'5" x 6'3" (2.57 x 1.92)

With white suite consisting panelled bath, main shower unit above, glazed shower screen to side, pedestal wash hand basin, low level WC, contrasting tiled surrounds, radiator. Extractor fan.



### SECOND FLOOR LANDING

With wired in smoke alarm, built in storage/linen cupboard. Loft access with extending aluminium ladder for access, the loft is boarded with lighting.



### REAR BEDROOM ONE

8'10" x 15'5" (2.70 x 4.70)

With a range of fitted bedroom furniture in white consisting one single and one double wardrobe units, single panelled radiator.



## FRONT BEDROOM TWO

9'8" x 15'5" (2.96 x 4.70)

With radiator.



## SHOWER ROOM

6'7" x 7'10" (2.01 x 2.40)

With white suite consisting fully tiled shower cubicle with glazed shower door, pedestal wash hand basin, low level WC. Contrasting tiled surrounds, radiator, shaver point and extractor fan.

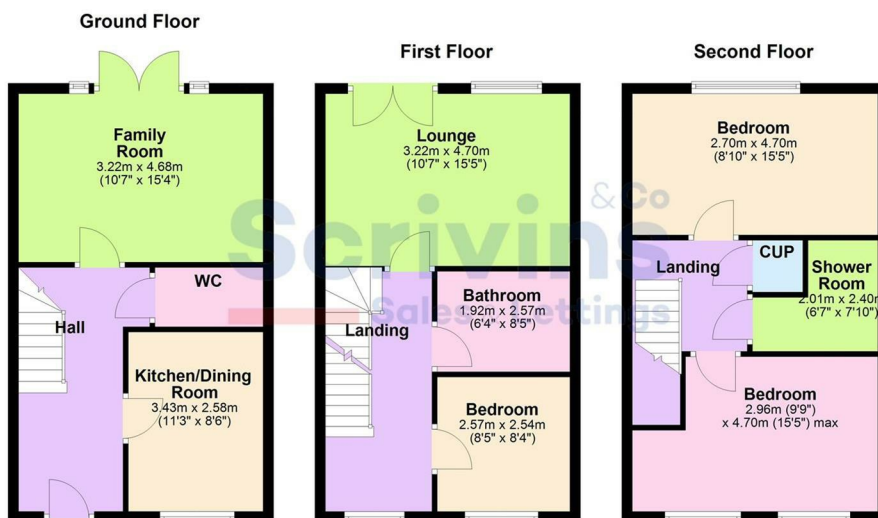
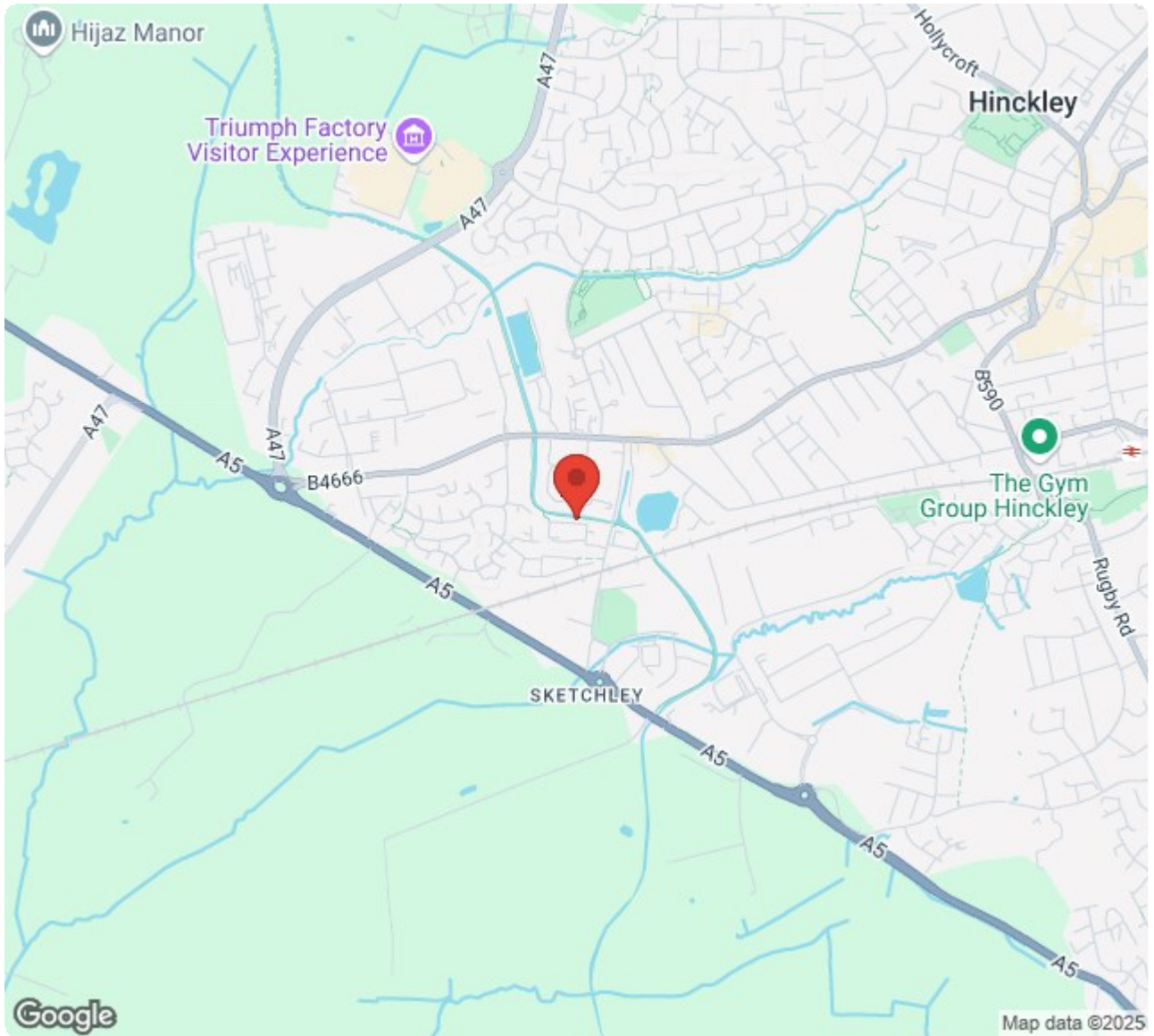


## OUTSIDE

The property is nicely situated in a cul de sac, set well back from the road, overlooking lawned garden areas and Ashby Canal, the front garden is stoned for easy maintenance. A timber gate offers access to the fully fenced and enclosed rear garden which has a deep full width flagstone patio adjacent to the rear of the property, beyond which the garden is principally laid to lawn with surrounding railway sleepers, further flagstone pathway leads to the top of the garden with a timber shed, there is outside lighting and power. There are two parking spaces and the garden has a sunny aspect.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		94
(81-91) <b>B</b>	84	
(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 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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