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### 1 ADRIAN DRIVE, LEICESTER, LE9 8GB

**OFFERS OVER £230,000**

Large semi detached family home on a generous plot. Popular and convenient location within walking distance of the village centre including shops, schools, doctors, dentist, bus service, takeaways, public houses and with good access to major road links. In need of modernisation, benefitting from fitted kitchen, gas central heating and UPVC SUDG. Spacious accommodation offers entrance hall, through lounge/diner & kitchen. Three bedrooms and bathroom. Block paved driveway to garage. garden overlooking park to rear. Contact agents to view.





## TENURE

Freehold

Council Tax Band B

EPC Rating TBC

## ACCOMMODATION

UPVC SUDG door to

### ENTRANCE HALLWAY

7'5" x 13'7" (2.27 x 4.16)

With double panelled radiator, smoke alarm. Drayton heating thermostat. Door to under stairs storage cupboard with lighting, this also houses the RCS fuse board. Stairs to first floor landing. Door to



### LOUNGE/DINING AREA

13'0" x 22'11" (3.98 x 6.99)

With double panelled radiator, coving to ceiling. Feature fireplace with brick surround, timber mantle incorporating a gas fire. TV Aerial point. UPVC SUDG sliding doors to rear garden. Double doors to



## KITCHEN

10'5" x 8'11" (3.18 x 2.72)

With Terazzo tiled flooring, a range of solid wood floor standing kitchen cupboard units with stone effect roll edge worktop. Stainless steel drainer sink with chrome mixer tap. Freestanding, fridge and washing machine and gas oven. Further matching range of wall cupboard units, wall mounted combination boiler for domestic hot water and gas central heating.



## FIRST FLOOR LANDING

With smoke alarm, loft access, the loft is fully boarded. Door to

## REAR BEDROOM ONE

13'2" x 8'9" (4.03 x 2.69)

With single panelled radiator, built in cupboards with shelving. Door to



## FRONT BEDROOM TWO

13'3" x 11'2" (4.04 x 3.41)

With single panelled radiator, built in cupboard with shelving, built in wardrobe with shelving and hanging rail. Door to



## FRONT BEDROOM THREE

7'4" x 8'11" (2.24 x 2.74)

With single panelled radiator. Door to





## SHOWER ROOM

7'4" x 5'8" (2.25 x 1.73)

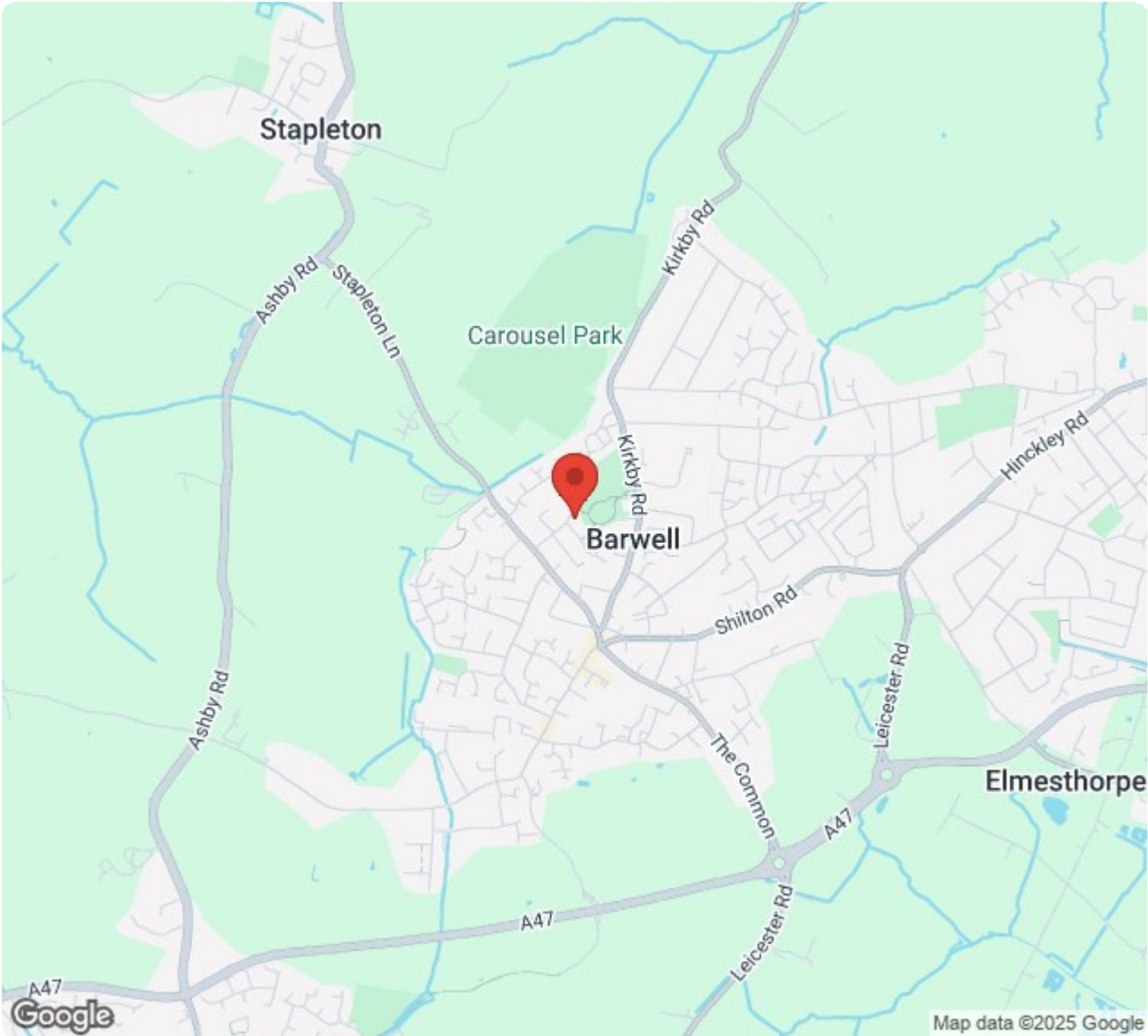
With tile effect laminate flooring, three piece suite consisting of low level WC, pedestal wash hand basin with chrome mixer tap. Open unit shower enclosure with glazed screen with bar shower above. Tiled surrounds, chrome heated towel rail.



## OUTSIDE

The property to front has a full width block paved driveway for ample parking leading to a single brick built garage which is one and a half length. With up and over door with electric and lighting. To the rear of the property there is a concrete slabbed patio adjacent to the rear of the house. Beyond a brick built wall is an area of lawn surrounded by areas of decorative stone and raised beds, the garden is fenced and enclosed with a greenhouse and outside tap. A pedestrian door to the garage.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
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