

Scrivins & Co Ltd 98 Castle Street, Hinckley, Leicestershire, LE10 1DD  
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## 25 TOWERS DRIVE, HINCKLEY, LE10 0FF

**OFFERS OVER £375,000**

Impressive 2015 Morris Homes four bedroom detached family home. Sought after and convenient location within walking distance of the town centre, Morrisons, schools, open countryside and with good access to major road links. Well presented and energy efficient with a range of good quality fixtures and fittings including feature log burner, Neff integrated appliances, built in wardrobes, spindle balustrades, white panelled interior doors and gas central heating. Spacious accommodation offers entrance hallway, separate WC, study, lounge dining room and kitchen diner. Four bedrooms (main with en suite shower room and all with fitted wardrobes) and family bathroom. Double width driveway to front leading to a single garage. Enclosed rear garden with shed. Curtains, blinds, light fittings and shed included.





## TENURE

Freehold

Council Tax Band E

EPC Rating TBC

There is an estate maintenance charge of approximately £12 per month

## ACCOMMODATION

Composite front door leading to the

### ENTRANCE HALLWAY

With the stairway to the first floor, laminate wood strip flooring, single panelled radiator, smoke alarm. Door to under stairs storage cupboard. White panelled interior door to

### SEPARATE WC

5'6" x 2'8" (1.69 x 0.83)

With low level WC, pedestal wash hand basin, single panelled radiator and laminate wood strip flooring.



### STUDY/ BEDROOM TO FRONT

9'0" x 9'0" (2.75 x 2.75)

With single panelled radiator.



### REAR LOUNGE DINING ROOM

16'6" x 14'10" (5.03 x 4.53)

With a feature log burner with granite heart and surrounds. UPVC SUDG French doors to the rear garden, two single panelled radiator, laminate wood strip flooring, TV aerial points.



### REAR KITCHEN DINER

18'8" x 8'11" (5.69 x 2.73)

With a range of floor standing kitchen units with roll edge working surfaces above, inset one and a half bowl stainless steel sink with mixer tap above. Space for a washing machine and dishwasher. Integrated Neff oven and grill and Neff integrated hob with matching extractor above. Further range of matching wall mounted cupboard units, laminate wood strip flooring, single panelled radiator. TV aerial point, UPVC SUDG French doors to the rear garden.



### FIRST FLOOR LANDING

With loft access which has a ladder, the loft is partially boarded with lighting. Single panelled radiator, smoke alarm. A white panelled door leading to an airing cupboard housing the hot water tank and offers further storage. White panelled interior door to

### FRONT BEDROOM ONE

10'10" x 12'9" (3.32 x 3.91)

With two double fitted wardrobes, TV aerial point. A white panelled interior door that leads to



### EN-SUITE SHOWER ROOM

7'9" x 8'10" max (2.37 x 2.70 max)

With shower cubical with mains shower attachment above and shower screen to side. Low level WC and pedestal wash hand basin. Half tiled surrounds, tiled effect vinyl flooring and inset ceiling spot lights.



### FRONT BEDROOM TWO

11'10" x 8'10" (3.61 x 2.70)

With built in wardrobes consisting of one double and one single wardrobe unit and single panelled radiator.





### REAR BEDROOM THREE

8'9" x 9'9" (2.68 x 2.99 )

With built in wardrobes consisting of two double wardrobes and a single panelled radiator.



### REAR BEDROOM FOUR

8'11" x 8'11" (2.72 x 2.73 )

With fitted wardrobe units consisting of one double, one single wardrobe and a single panelled radiator.



### REAR BATHROOM

6'7" x 7'7" (2.01 x 2.33 )

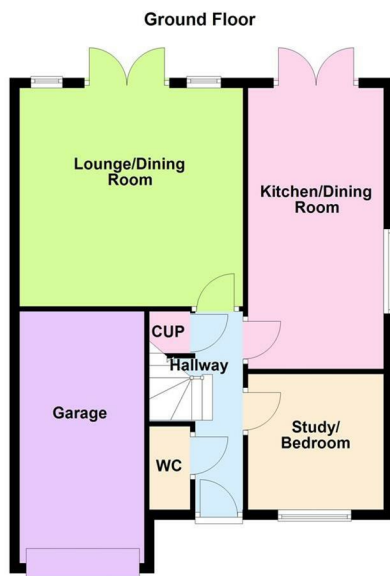
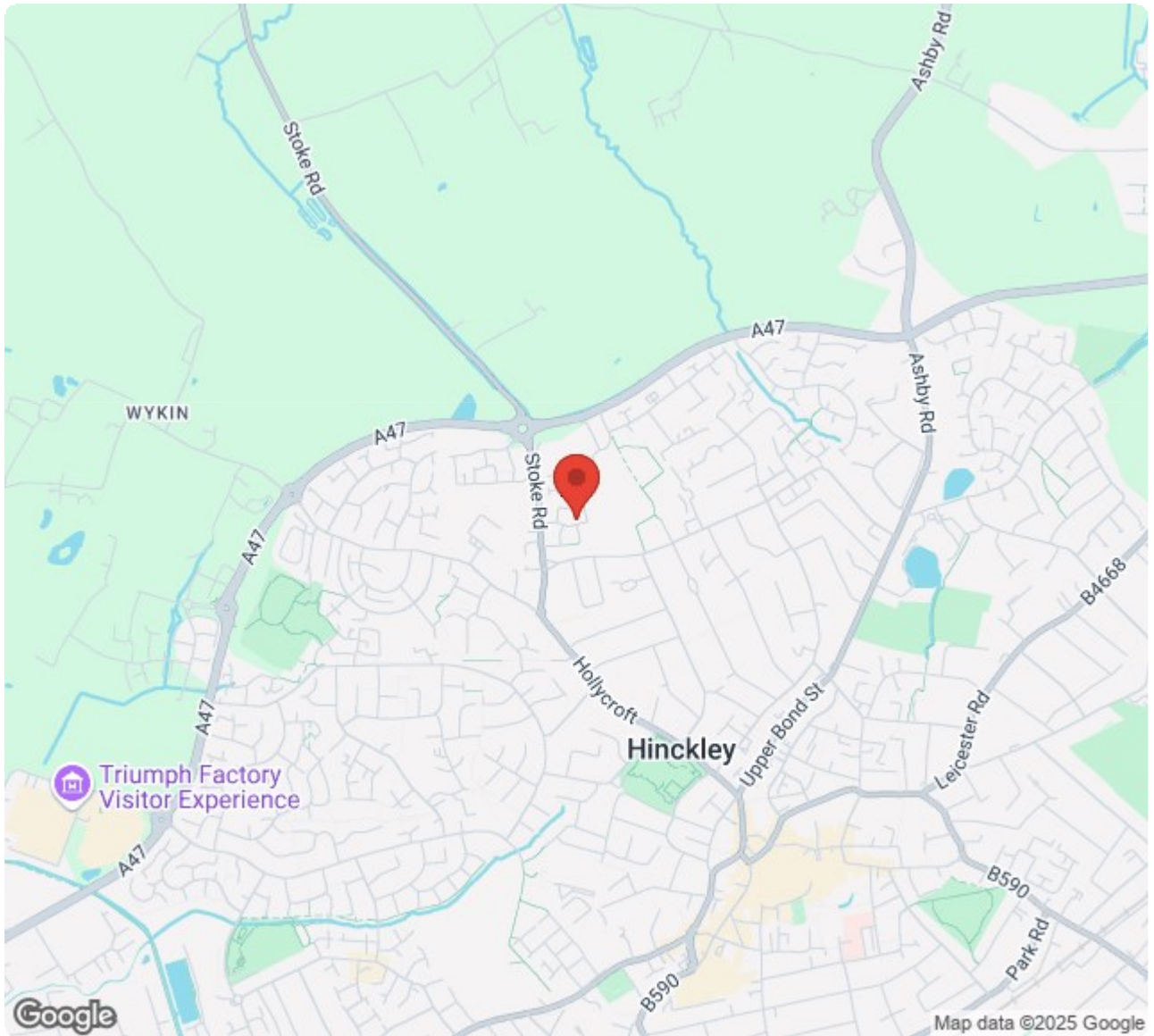
With a panel bath with mixer tap and shower attachment above with a shower screen to the side. Low level WC, pedestal hand wash basin, half tiled surrounds, vinyl tile effect flooring, inset ceiling spot lights and a single panelled radiator.



### OUTSIDE

The property is nicely situated set back from the road with a double width tarmacadam driveway to front, leading to single integral garage (5.10m x 2.53m) With up and over door to front, power, lighting and houses the gas boiler and the consumer unit. The remainder of the front garden is principally laid to lawn and a slabbed pathway and gate leads down the right hand side of the property offering access to the fully fenced and enclosed rear garden with a slabbed patio adjacent to the rear of the property, beyond which the remainder of the garden is principally in slate chippings with surrounding beds and borders. There is also a plastic shed included.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(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 energy efficient - higher running costs		
<b>England &amp; Wales</b> 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		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		



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