

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

T 01455 890480 E sales@scrivins.co.uk W scrivins.co.uk



4 SEAFORTH DRIVE, HINCKLEY, LE10 0XJ

OFFERS OVER £260,000

NO CHAIN! Vastly improved and refurbished modern Jelson built semi detached family home. Sought after and convenient location within walking distance of a parade of shops, doctors surgery, Battling Brook school, Hollycroft Park, the town centre, The Crescent, leisure centre, train and bus stations and with good access to major road links. Immaculate contemporary style interior including white panelled interior doors, wooden flooring, media wall, modern kitchen and bathroom, spotlights, gas central heating, UPVC SUDG and UPVC soffits and fascias. Offers entrance porch, entrance hall, lounge, dining kitchen and UPVC SUDG conservatory. Three bedrooms and bathroom with shower. Wide driveway to large brick built garage. Well kept sunny rear garden. Viewing recommended. Carpets and blinds included.



TENURE

FREEHOLD

COUNCIL TAX BAND B

EPC RATING D

ACCOMMODATION

Attractive black composite panel and SUDG and leaded front door with outside lighting to entrance porch with charcoal ceramic tiled flooring, fitted meter cupboard and overhead spotlight. white wood panel and glazed door to:

ENTRANCE HALLWAY

Charcoal ceramic tiled flooring, radiator and stairway to first floor. Attractive white panel and glazed door leads to:

EXTENDED FRONT LOUNGE

16'4" x 10'11" (5.00 x 3.35)

With grey oak laminate wood strip flooring, two radiators, coving to ceiling, feature media wall, TV and telephone points and inset ceiling spotlights. UPVC SUDG and leaded bow window to front. White wood panel and glazed double doors lead to:



FITTED DINING KITCHEN TO REAR

14'1" x 11'5" (4.30 x 3.49)

Kitchen fitted with fashionable range of gloss white fitted kitchen units with soft close doors, consisting inset one and a half bowl single drainer stainless steel sink unit with mixer tap above and double base unit beneath. Further matching range of floor mounted cupboard units and three drawer unit with contrasting black roll edge working surfaces above and tiled splashbacks. Inset four ring stainless steel gas hob unit, single fan assisted oven with grill beneath and stainless steel chimney extractor above. Further matching wall mounted cupboard units. Appliance recess points, plumbing for automatic washing machine and dishwasher. Charcoal ceramic tiled flooring and inset ceiling spotlights.

Dining area with grey oak finish laminate wood strip flooring, double panel radiator and useful understairs storage cupboard with fitted shelving. UPVC SUDG sliding patio doors to:



UPVC SUDG CONSERVATORY

9'6" x 12'5" (2.92 x 3.79)

Grey oak laminate wood strip flooring, TV aerial point, five double power points, spotlight track, two sets of SUDG sliding patio doors leading to the rear garden.



FIRST FLOOR LANDING

Built in airing cupboard, loft access with extending aluminium ladder (loft is partially boarded with light) housing BAXI gas condensing combination boiler for central heating and domestic hot water (still under warranty)

FRONT BEDROOM ONE

8'4" x 11'1" (2.55 x 3.39)

Built in double wardrobe and further storage cupboard. Inset ceiling spotlights and radiator.



REAR BEDROOM TWO

8'5" x 9'0" (2.57 x 2.75)

Radiator.



REAR BEDROOM THREE

5'4" x 9'2" (1.64 x 2.80)

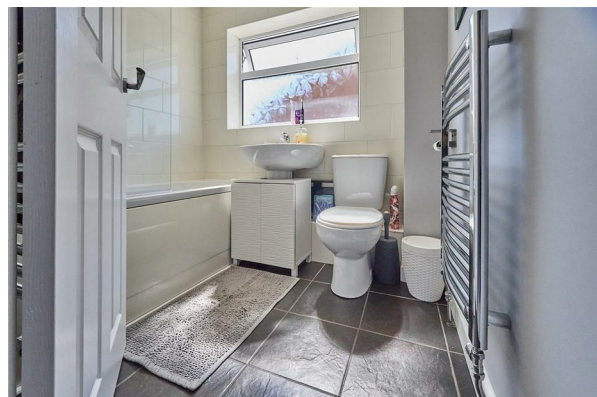
Oak finish laminate wood strip flooring, radiator and telephone point.



FAMILY BATHROOM

6'9" x 5'6" (2.06 x 1.68)

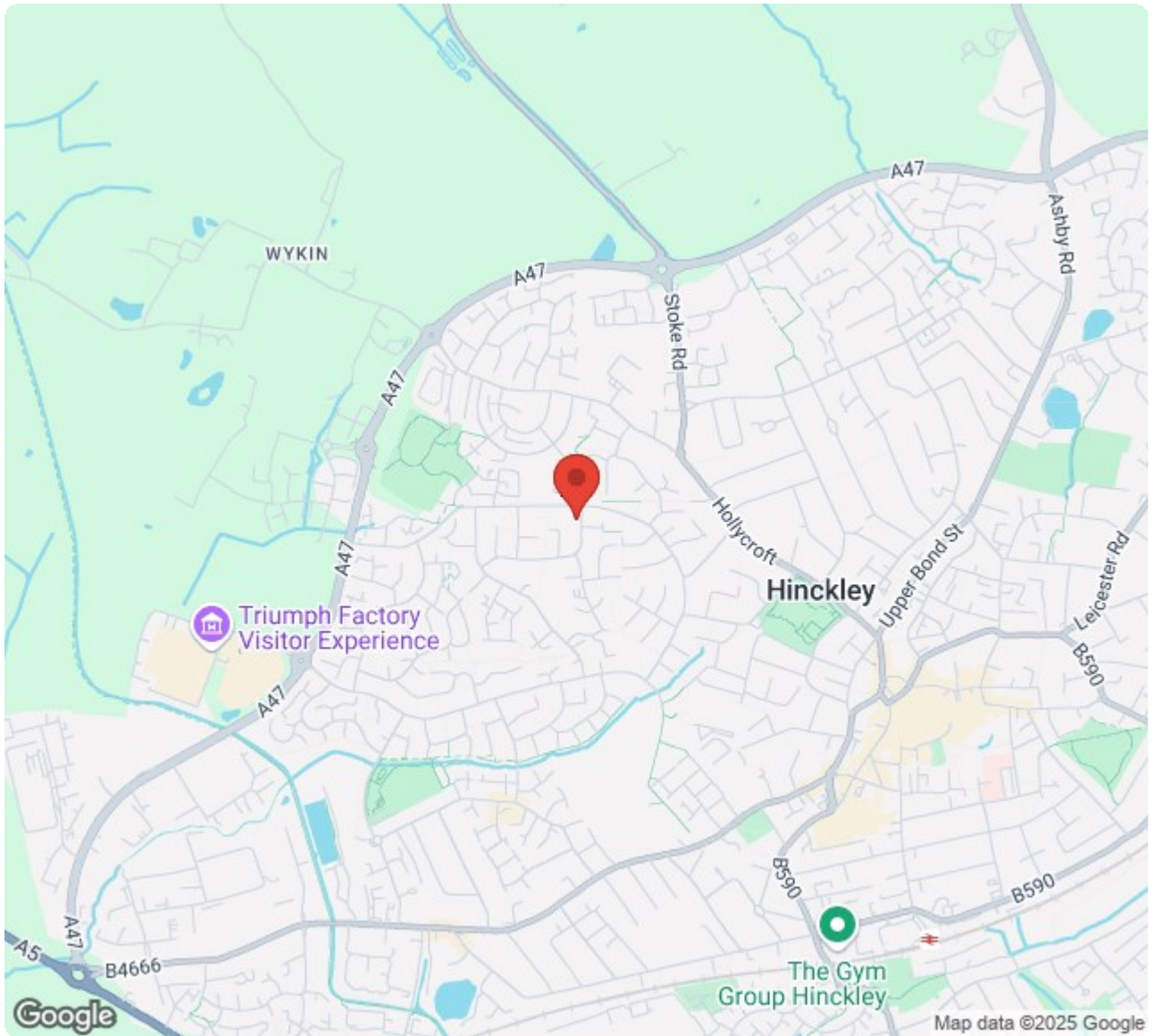
White suite consisting panelled bath with mains rain shower above and glazed shower screen to side, pedestal wash hand basin and low level WC. Contrasting tiled surrounds including the flooring, two chrome heated towel rails and inset ceiling spotlights



OUTSIDE

The property is set back from the road having a full width block paved driveway to front with surrounding slate borders and offering ample car parking. Leading to large single brick built garage 2.32m x 5.85m with electric roller shutter door to front and UPVC SUDG rear pedestrian door, three double power points, lighting, hot and cold water and pitched roof offering further storage. Fully fenced and enclosed rear garden which has a full width slabbed patio to the rear of the property beyond which the garden is principally laid to lawn. Further raised bed to the top of the garden, outside tap and lighting and the garden has a sunny aspect.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C	65	
(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 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		



Scrivins & Co
Sales & Lettings

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

T 01455 890480 E sales@scrivins.co.uk W scrivins.co.uk