

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

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115 ROSTON DRIVE, HINCKLEY, LE10 0UQ

ASKING PRICE £240,000

Extended 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, parks, town centre, The Crescent, train and bus stations and good access to major road links. Well presented and much improved including white panelled interior doors, wooden flooring, feature fireplace, modern fitted kitchen and bathroom, solid interior walls, gas central heating UPVC SUDG and UPVC soffits and fascias. Offers entrance hall, lounge, dining area kitchen and family room, 3 bedrooms and bathroom with shower, wide driveway and garage space subject to planning permission, enclosed sunny rear garden with shed. Carpets and blinds included. Contact agents to view.



TENURE

Freehold
Council Tax Band C
EPC Rating C

ACCOMMODATION

Attractive grey composite panelled UPVC SUDG front door to entrance hallway.

ENTRANCE HALLWAY

With grey ok wood strip laminate flooring, radiator, door to a cloaks cupboard housing the meter. Stairway to first floor, pine panelled and glazed door to lounge.

LOUNGE TO FRONT

14'2" x 12'7" (4.34 x 3.85)

With feature full height feature fireplace featuring living flame pebble effect fire. Solid wooden beam above, display shelving to side alcove, grey oak laminate wood strip flooring, radiator, feature archway to dining area.



DINING AREA

7'10" x 7'5" (2.40 x 2.28)

With grey oak laminate wood strip flooring, feature archway to kitchen.

FITTED KITCHEN

7'10" x 9'5" (2.39 x 2.88)

With a range of gloss, cream fitted kitchen units consisting of inset white one and a half bowl single drainer, ceramic sink unit with mixer tap above, double base unit beneath, further matching floor mounted cupboard units, 3 drawer unit, contrasting wood grain roll edge working surfaces above with inset 4 ring ceramic hob unit, tiled splashbacks, further matching wall mounted cupboard units. Integrated stainless steel double fan assisted oven with grill. Appliance recess points, plumbing for dishwasher and washing machine, grey oak finished laminate wood strip flooring. Recess for a fridge freezer UPVC SUDG door to the side of the property.



FAMILY ROOM TO REAR

7'3" x 13'5" (2.22 x 4.09)

With grey oak finish laminate wood strip flooring and radiator. UPVC SUDG French doors leading to the rear garden.



FIRST FLOOR LANDING

With loft access with loose boarding, attractive white panelled interior doors to bedroom one.

BEDROOM ONE TO REAR

10'3" x 10'10" (3.13 x 3.31)

With radiator.



BEDROOM TWO TO FRONT

10'7" x 7'3" (3.24 x 2.23)

With radiator.



BEDROOM THREE TO FRONT

6'7" x 7'5" (2.03 x 2.27)

With built in cabin bed, radiator.



REFITTED BATHROOM TO REAR

6'5" x 7'9" (1.97 x 2.37)

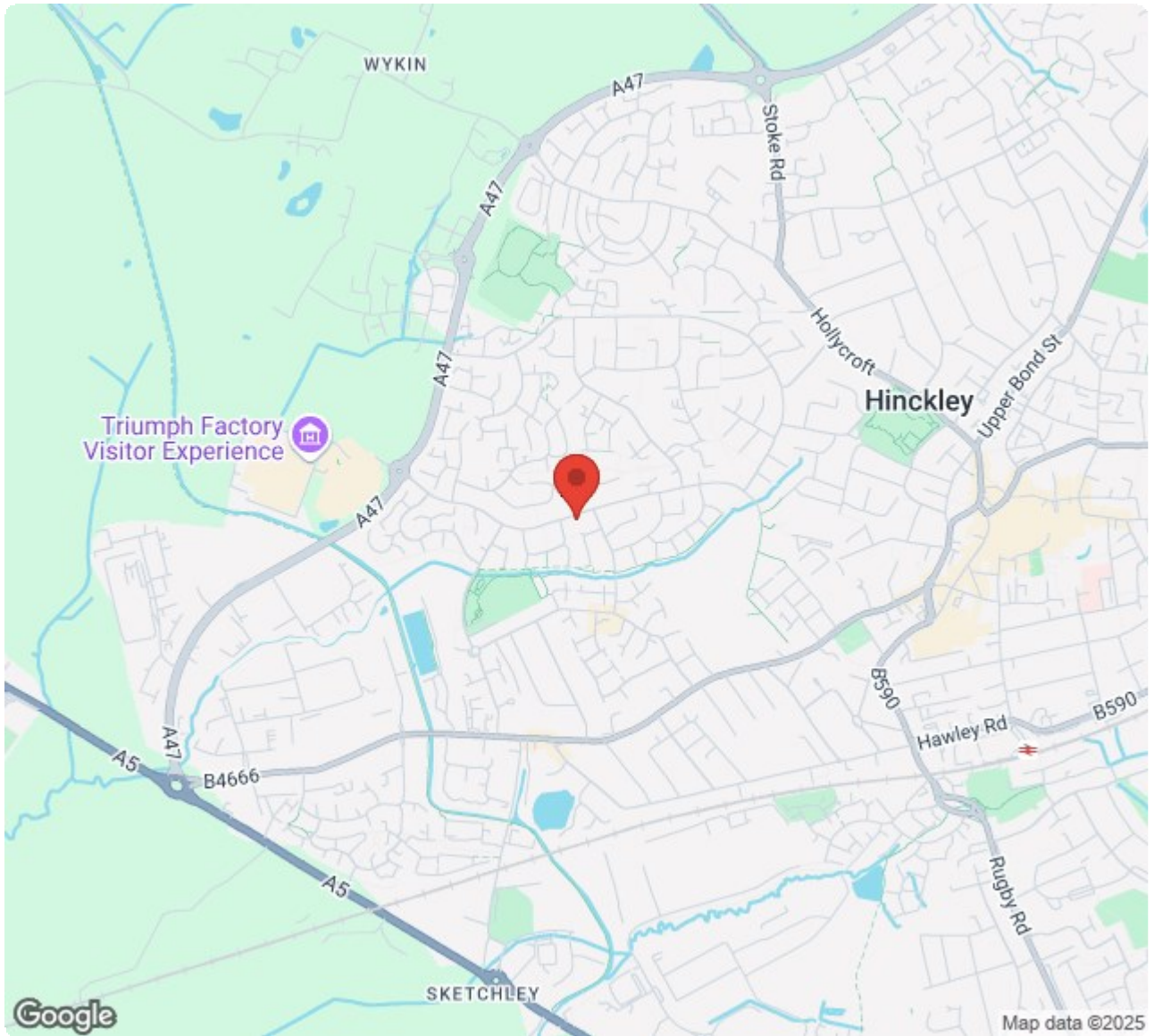
'L' Shaped bath, electric shower unit above, glazed shower screen to side, vanity sink unit with a cupboard beneath, storage cupboard above housing the Vaillant condensing combination boiler for central heating and domestic hot water. Low level WC, contrasting tiled surrounds and radiators and extractor fan.



OUTSIDE

The property is set well back from the road, stone and slabbed driveway to front, timber gates and driveway leads down the side of the property where there is a brick store room beyond which is a fully fenced and enclosed rear garden where there is a tap and light, having a slabbed patio adjacent to the rear of the property beyond which the garden is predominantly laid to lawn, there is also a timber shed and the garden has a sunny aspect.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C	70	
(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		



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