

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

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62 LANESIDE DRIVE, HINCKLEY, LE10 1TG

ASKING PRICE £375,000

Extended modern detached family home. Sought after and convenient location within walking distance of the town centre, The Crescent, schools, doctors, dentists, train and bus stations, leisure centre, Asda supermarket, Hinckley Golf Club and good access to major road links. Well presented and much improved including white panelled interior doors, feature contemporary fireplace, refitted bathroom, solar panels, gas central heating UPVC SUDG and UPVC soffits and fascias. Spacious accommodation offers open canopy porch, entrance porch, entrance hallway with walk in cloakroom, separate WC, lounge dining room, UPVC SUDG conservatory, dining kitchen and utility room. Four bedrooms and bathroom with shower. Wide driveway to single garage, well kept front and enclosed sunny rear garden. Contact agents to view. Carpets, curtains, blinds and light fittings included.



TENURE

Freehold
Council Tax Band E

ACCOMMODATION

Open canopy porch with quarry tile flooring and outside lighting. Attractive white composite panelled UPVC SUDG leaded front door.

ENTRANCE PORCH

With overhead lighting, further wooden glazed door to entrance hallway leading to L shaped entrance hallway.

ENTRANCE HALLWAY

With radiator surrounded by ornamental cover, wireless digital thermostat for the central heating system, inset ceiling spotlights, stairway to first floor and doorbell chimes. Attractive white six panelled door to a cloakroom.

CLOAKROOM/STORE ROOM

5'4" x 8'5" (1.63 x 2.57)

With fitted shelving, built in storage cupboard with fitted shelving and hanging rail.

REFITTED WC

With white suite consisting of low level WC, vanity sink, gloss white cupboards and shelving beneath. Ceramic tile flooring, radiator, wall mounted mirror fronted bathroom cabinet.



FRONT LOUNGE

11'9" x 17'5" (3.60 x 5.32)

With feature contemporary fireplace having ornamental cream wooden surrounds, incorporating a living flame coal effect electric fire, radiator, TV aerial point, broadband/phone service point and coving to ceiling. Feature archway leads to



DINING ROOM TO REAR

8'5" x 13'1" (2.58 x 4.01)

With radiator, aluminium SUDG sliding patio doors. Doors to UPVC SUDG conservatory



CONSERVATORY

12'9" x 8'1" (3.91 x 2.47)

With ceramic tiled flooring, radiator, double power point, wall mounted spotlights UPVC SUDG sliding patio doors to side and rear.



KITCHEN DINING ROOM TO REAR

9'10" x 11'9" (3.01 x 3.59)

With a range of medium oak fitted kitchen units, consisting of inset one and a half bowl single drainer sink unit, mixer tap above and cupboard beneath. Four drawer unit, contrasting Corrian working surfaces above. With inset four ring ceramic hob unit, integrated extractor above, tiled splash backs, further matching range of wall mounted cupboard units. Integrated double fan assisted oven units with one including the grill. Plumbing for a dishwasher, ceramic tiled flooring, radiator, useful under stairs storage cupboard with fitted shelf and ceramic tile flooring. UPVC SUDG door to the side of the property and a further door to



UTILITY ROOM TO SIDE

5'6" x 6'10" (1.68 x 2.09)

With fitted roll edge working surface, shelving above. Appliance recess points, plumbing for an automatic washing machine, venting for a tumble drier, ceramic tiled flooring and inset ceiling spotlights.

FIRST FLOOR LANDING

With door to a storage cupboard with fitted shelving, further door to airing cupboard housing the Worcester gas condensing combination boiler for central heating, and domestic hot water. Large loft access with extending timber ladder access. The loft is majority boarded with lighting. Attractive pine panelled interior doors to

BEDROOM ONE TO FRONT

12'5" x 11'10" (3.80 x 3.61)

With a range of fitted bedroom furniture the full width of one wall in cream consisting of three double wardrobe units, cupboards above and radiator.



BEDROOM TWO TO REAR

11'11" x 10'3" (3.65 x 3.13)

With built in double wardrobe and radiator.



BEDROOM THREE TO REAR

10'8" x 10'2" (3.27 x 3.10)

With built in double wardrobe and radiator.



BEDROOM FOUR TO SIDE

8'10" x 8'6" (2.70 x 2.61)

With oak finished wood strip flooring and radiator.



BATHROOM TO SIDE

8'6" x 7'0" (2.61 x 2.14)

With white suite consisting of panelled bath, electric shower unit above, glazed shower screen to side, vanity sink unit with double cupboard beneath, low level WC, contrasting tiled surrounds including the flooring, radiator, inset ceiling spotlights, wall mounted mirror fronted bathroom cabinet and fitted display shelving.



OUTSIDE

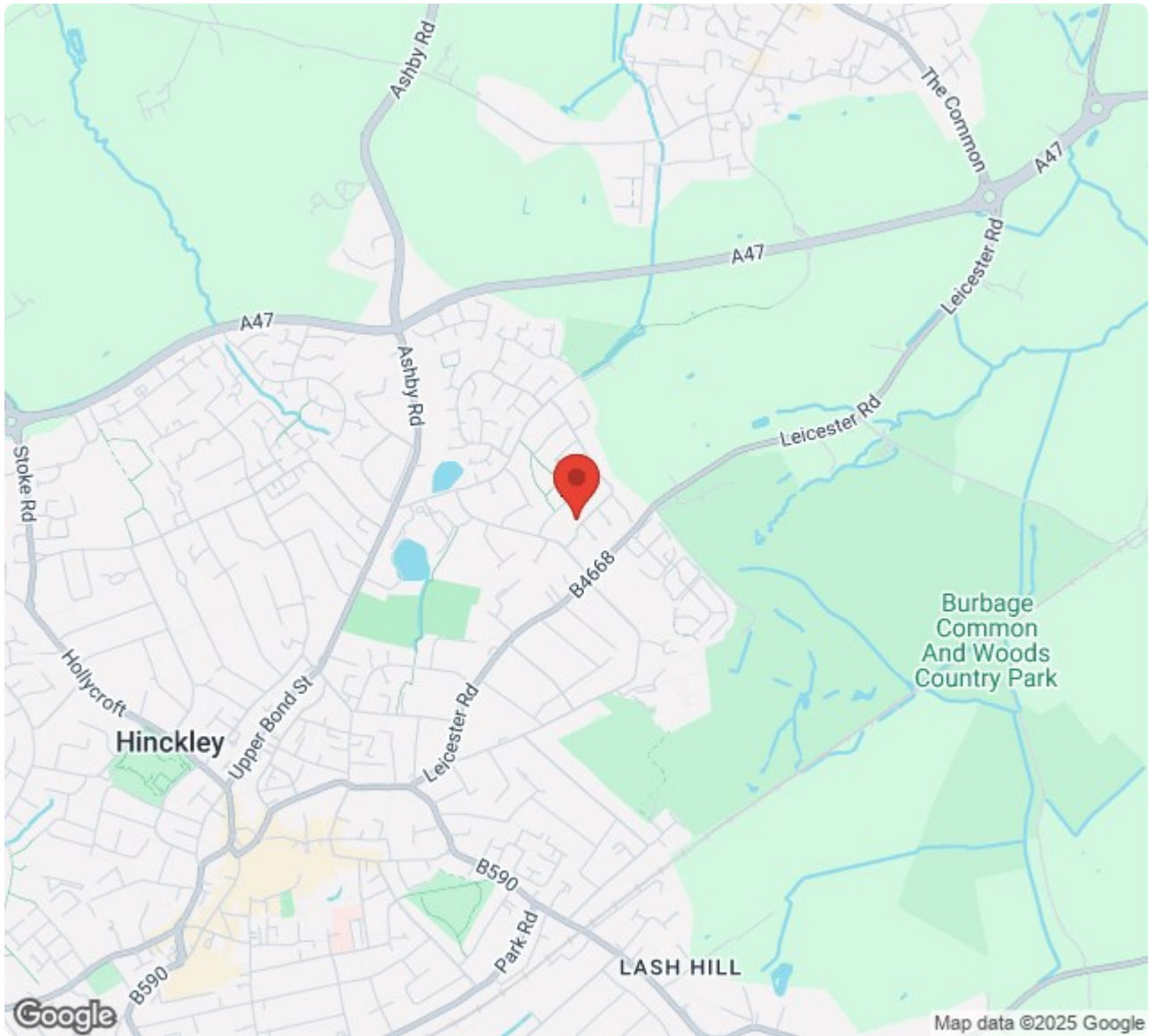
The property is set back from the road, the front garden principally laid to lawn with surrounding beds, a wide block paved driveway offering ample parking leads to the single garage. Wrought iron gates and slabbed pathway leads down the right on the side of the property to the fully fenced enclosed rear garden, which has a full width patio and lighting with surrounding well stocked beds and borders and cold water tap. There is a further circular patio to the top of the garden and a timber shed where there is an outside light, controls and battery for the solar panels. The garden has a sunny aspect and there is a timber gate and pathway leading down the left hand side of the property.



SINGLE GARAGE

9'3" x 16'0" (2.83 x 4.89)

With up and over door to front, front lighting, power, fitted shelving and cold water tap.



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		
	72	74
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		
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Not environmentally friendly - higher CO ₂ emissions		
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