

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



104 FEATHERSTON DRIVE, HINCKLEY, LE10 2PP

OFFERS OVER £210,000

No Chain. Spacious semi detached family home on a good sized plot. Popular and convenient location within walking of a parade of shops, doctors surgery, schools, bus service, parks, the village centre, public houses, restaurants and good access to the A5 and M69 motorway. In need of updating benefitting from refitted bathroom, electric storage heating, solar panels, UPVC SUDG and UPVC soffits and fascias. Offers entrance porch, entrance hall, lounge, dining room and kitchen. Three bedrooms and bathroom with shower. Front and enclosed sunny rear garden. Driveway, ample room for garage and extension (STPP). Contact agents to view. Carpets, curtains, light fittings and white goods included.



TENURE

Freehold
Council Tax Band B

ACCOMMODATION

Attractive wood grain UPVC SUDG and leaded front door with outside lighting to

ENTRANCE PORCH

Further UPVC SUDG door with matching side panel to

ENTRANCE HALLWAY

With Fischer slimline storage heater, electric meter cupboard, consumer unit. Telephone point, stairway to first floor. Door to

SEPARATE WC

With white suite consisting low level WC, wall mounted sink unit, tiled splashbacks, ceramic tiled flooring, chrome heated towel rail. Inset ceiling spotlights, useful under stairs storage cupboard. Door to

LOUNGE TO FRONT

10'9" x 13'8" (3.30 x 4.19)

With display fireplace incorporating a living flame coal effect electric fire, fitted display shelving to side alcove. TV aerial point. Pine sliding glazed double doors to



DINING ROOM TO REAR

8'10" x 8'11" (2.70 x 2.73)

With slimline Fischer storage heater.



KITCHEN TO REAR

8'0" x 10'7" (2.44 x 3.24)

With inset single drainer stainless steel sink unit, mixer taps above, double cupboard beneath. Further matching floor mounted cupboard units and drawers, contrasting wood grain roll edge working surfaces above. Tiled splashbacks, further matching wall mounted cupboard units, appliance recess points. Plumbing for automatic washing machine, electric cooker point. White goods are included. UPVC SUDG door to the side of the property.



FIRST FLOOR LANDING

With Fischer slimline storage heater.

BEDROOM ONE TO FRONT

10'4" x 12'6" (3.16 x 3.83)

With Slimline panel heater.



BEDROOM TWO TO REAR

11'10" x 10'0" (3.63 x 3.07)

With built in double wardrobe, cupboards above.



BEDROOM THREE TO FRONT

6'10" x 9'7" (2.10 x 2.93)

With built in storage cupboard, loft access.



BATHROOM TO REAR

5'4" x 6'6" (1.65 x 1.99)

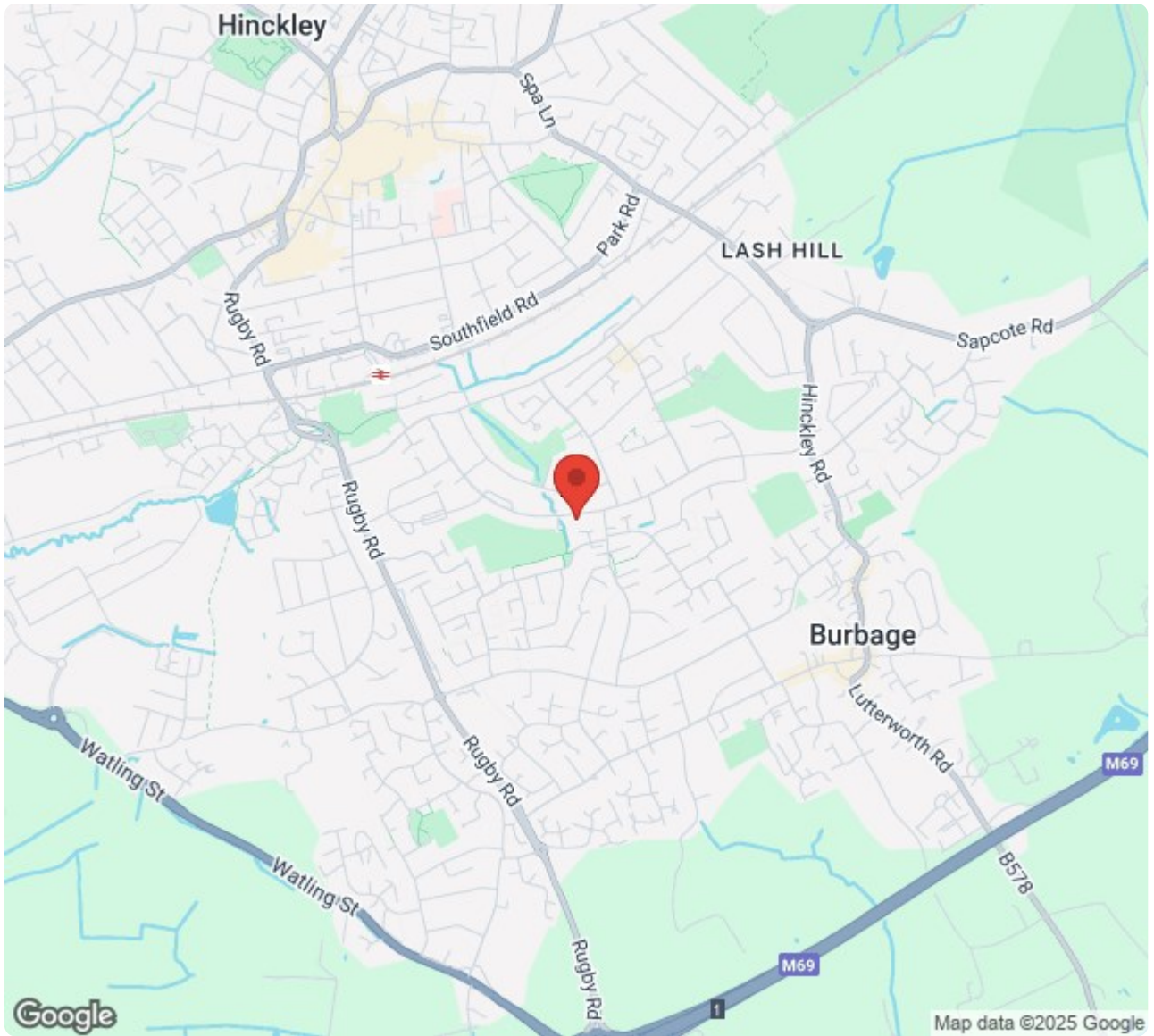
With white suite consisting panelled bath, electric shower unit above, glazed shower screen to side. Vanity sink unit with light oak cupboard beneath, mirror fronted bathroom cabinet above, low level WC. Contrasting PVC decorative clad surrounds, wall mounted wall air heater. Inset ceiling spotlights. Airing cupboard housing the Factory lagged cylinder fitted with an immersion heater on a E7 timer for domestic hot water.



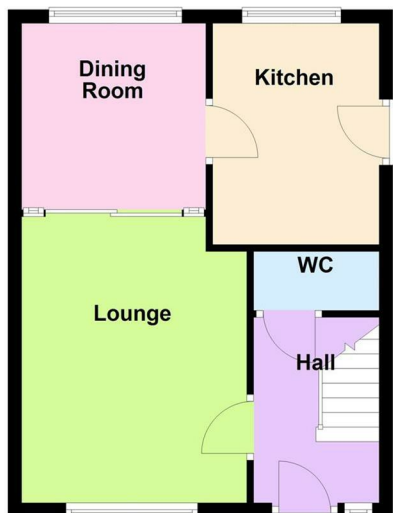
OUTSIDE

The property is nicely situated set back from the road screened behind a low brick retaining wall with mature hedging, the front garden is principally laid to lawn with surrounding beds, a tarmacadam driveway leads down the side of the property offering ample car parking, there is ample room for a garage or extension (STPP), beyond which is the good sized fully fenced and enclosed rear garden which has a concrete patio adjacent to the rear of the property edged by a low brick retaining wall beyond which the garden is mainly laid to lawn with surrounding beds. The garden has a sunny aspect and a garden tap.

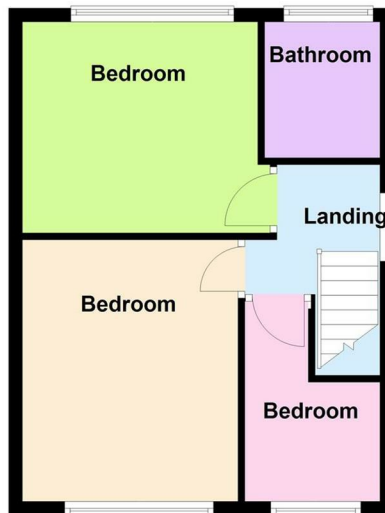




Ground Floor



First Floor



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		
		76
	62	
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		
England & Wales EU Directive 2002/91/EC		



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