

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

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10 WESTRAY DRIVE, HINCKLEY, LE10 0TL

ASKING PRICE £410,000

Much improved & modernised Jelson built detached family home on a good sized plot overlooking Hollycroft Park. Sought after and convenient location within walking distance of Battling Brook school, the town centre, the Crescent, Hollycroft Park, train and bus stations, doctors, dentists and with good access to major road links. Well presented with a range of good quality fixtures and fittings including feature fireplace, modern kitchen and bathroom, gas central heating, UPVC SUDG and UPVC soffit and fascias. Spacious accommodation offers entrance hall, separate WC, lounge, dining room and kitchen. Four good sized bedrooms and bathroom. Driveway to garage to front and good sized rear garden. Viewing recommended.



TENURE

Freehold

Council Tax Band D

ACCOMMODATION

UPVC SUDG door to

ENTRANCE HALLWAY

4'9" x 6'1" (1.47 x 1.86)

With wood effect vinyl flooring, inset ceiling spotlights, coving to ceiling. Oak veneer panelled door to



DOWNSTAIRS WC

6'3" x 6'2" (1.92 x 1.89)

With wood effect vinyl flooring, low level WC, pedestal wash hand basin with chrome mixer taps with tiled splashbacks. Built in cupboard housing the consumer unit Gloworm conventional gas boiler for central heating. Drayton heating and hot water thermostat, single panelled radiator. Inset ceiling spotlights, coving to ceiling. Timber door to



INNER HALLWAY

3'11" x 7'11" (1.20 x 2.42)

With coving to ceiling, inset ceiling spotlights. Drayton heating thermostat. Timber and glazed door to

DINING ROOM

12'10" x 10'2" (3.93 x 3.11)

With double panelled radiator, bay window to front, wall lighting. Timber and glazed double door to



LOUNGE TO REAR

12'11" x 20'0" (3.94 x 6.11)

With feature fireplace with timber mantle, granite hearth and backing incorporating an electric fire. Wall lighting, TV aerial point, double panelled radiator. UPVC SUDG French doors leading to the rear garden. Timber and glazed door to



L SHAPED KITCHEN TO REAR

11'10" max x 19'3" (3.62 max x 5.88)

With wood effect vinyl flooring, double panelled radiator. A range of fashionable cream floor standing kitchen cupboard units with brushed chrome handles, granite effect roll edge working surfaces, one and a half grey resin sink with chrome mixer tap, tiled splashbacks, built in fridge freezer, floor standing Smeg oven with four ring gas hob above, extractor also. Plumbing for automatic washing machine, matching breakfast bar with units beneath. Further matching range of wall cupboard units, plumbing for dishwasher and tumble dryer. Double doors to useful under stairs storage cupboard. UPVC SUDG door to side access.



FIRST FLOOR LANDING

With smoke alarm. Door to

BEDROOM ONE

9'11" x 18'6" (3.04 x 5.66)

Dual aspect with two single panelled radiators. TV aerial point.



BEDROOM TWO TO SIDE

8'8" x 12'0" (2.66 x 3.67)

With side aspect, single panelled radiator, useful under stairs storage cupboard, door to storage in the eaves housing the immersion tank for domestic hot water. TV aerial point.



FAMILY BATHROOM TO REAR

9'0" x 6'8" (2.76 x 2.04)

With tile effect vinyl flooring, single panelled radiator. Four piece suite consisting of low level WC, pedestal wash hand basin with chrome mixer taps above. Timber panelled bath with chrome mixer taps, shower enclosure with tiled surrounds with wall mounted Triton electric shower. Inset ceiling spotlights and extractor fan.



SECOND FLOOR LANDING

With smoke alarm. Panelled door to

BEDROOM THREE

12'11" x 10'0" (3.95 x 3.05)

With single panelled radiator. Storage to eaves. Panelled door to



BEDROOM FOUR

8'10" x 9'10" (2.71 x 3.02)

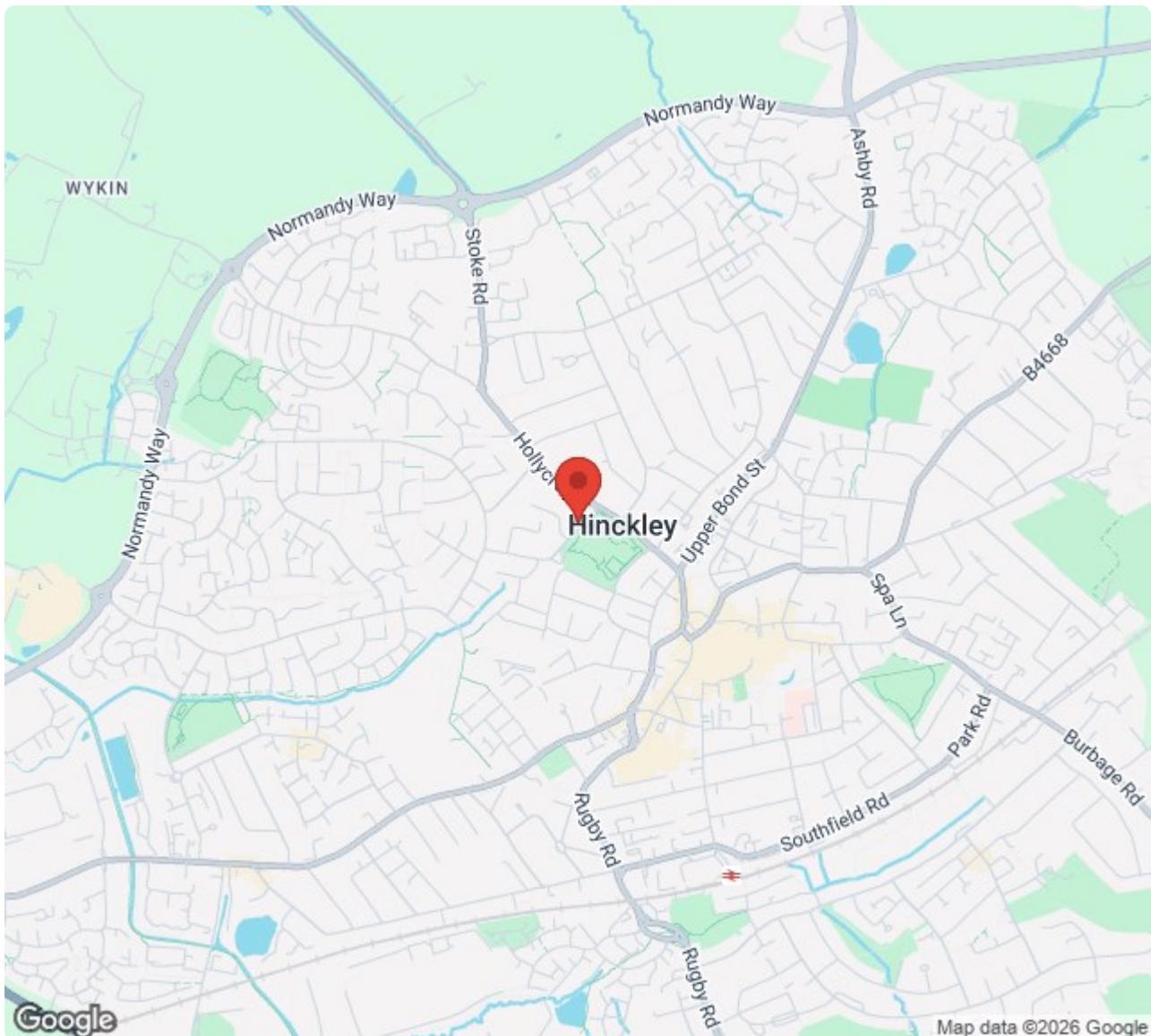
With single panelled radiator. Bespoke cupboard for storage and storage into the eaves housing the header tank.



OUTSIDE

The property is set well back from the road with a tarmacadam driveway leading to wrought iron gates to a single garage with double timber doors. The front garden is laid to decorative stone surrounded by evergreen trees, the driveway has an outside tap and electric point, the garage measures 2.31m x 5.95m with electric and lighting, the garage has a pedestrian door to side. The rear garden has a large porcelain patio adjacent to the rear of the property. The garden is fenced and enclosed with mature shrubs a large timber shed and a second 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		
England & Wales		EU Directive 2002/81/EC
Environmental Impact (CO ₂) Rating		
Current		Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus)		
(81-91)		
(69-80)		
(55-68)		
(39-54)		
(21-38)		
(1-20)		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

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