

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

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35 SANSOME DRIVE, HINCKLEY, LE10 0YJ

ASKING PRICE £260,000

Impressive, modern three bedroom family home on an advantageous corner plot. Sought after and convenient cul de sac location within walking distance of Westfield Junior school, the town centre, The Crescent, train and bus stations, doctors, dentists, parks, bars and restaurants and easy access to the A5 and M69 Motorway.

Immaculately presented and energy efficient with a good range of fixtures and fittings including integrated appliances, white panelled interior doors, tiled flooring, spotlights, gas central heating and UPVC SUDG.

Accommodation offers entrance hallway, separate WC, kitchen and lounge diner. Three bedrooms (main with en suite shower room) and bathroom. Good sized front and rear gardens. Parking space to front. Carpets, blinds and light fittings included.



TENURE

Freehold
Council Tax Band B

Estate maintenance charge of approximately £220 per year.

ACCOMMODATION

Black composite front door to the

ENTRANCE HALLWAY

With radiator, tiled flooring, stairway to the first floor, thermostat for the central heating system. White panelled interior door leads to

SEPARATE WC

6'10" x 3'2" (2.10 x 0.97)

With low level WC, pedestal wash hand basin with tiled splashback, radiator, tiled flooring and inset ceiling spotlights. Also houses the consumer unit.



KITCHEN TO FRONT

10'8" x 8'8" (3.27 x 2.65)

With a range of floor standing kitchen units with roll edge working surfaces above and inset one and a half bowl stainless steel drainer sink with mixer taps. Zanussi oven with gas hob and extractor hood above. Integrated Zanussi dishwasher, washer dryer and fridge freezer. Further matching wall mounted cupboard units one housing the Ideal gas combination boiler for central heating and domestic hot water. Inset ceiling spotlights, tiled flooring and radiator.



LOUNGE/DINER TO REAR

13'10" x 15'11" (4.24 x 4.87)

With two radiators and TV aerial point. White panelled interior door leading to an under stairs storage cupboard, UPVC SUDG French doors to the rear garden. Thermostat for the central heating in the lounge.



FIRST FLOOR LANDING

With loft access and smoke alarm. White panelled interior door to a further storage cupboard. White panelled interior door to

BEDROOM ONE TO REAR

9'3" x 10'0" (2.82 x 3.05)

With radiator, TV aerial point. White panelled interior door to



EN SUITE SHOWER ROOM TO REAR

4'4" x 4'5" (1.33 x 1.36)

With tiled shower cubicle with electric shower attachment and folding shower screen, low level WC, pedestal wash hand basin with tiled splashbacks, chrome heated towel rail and inset ceiling spotlights. Extractor fan and vinyl flooring.



BEDROOM TWO TO FRONT

9'11" x 9'3" (3.04 x 2.82)

With radiator and TV aerial point.



BEDROOM THREE TO REAR

6'8" x 6'5" (2.05 x 1.97)

With radiator.



BATHROOM TO FRONT

6'5" x 6'11" (1.97 x 2.12)

With panelled bath with mixer taps and tiled surrounds, low level WC, pedestal wash hand basin with tiled splashbacks, radiator and inset ceiling spotlights. Extractor fan and vinyl flooring.

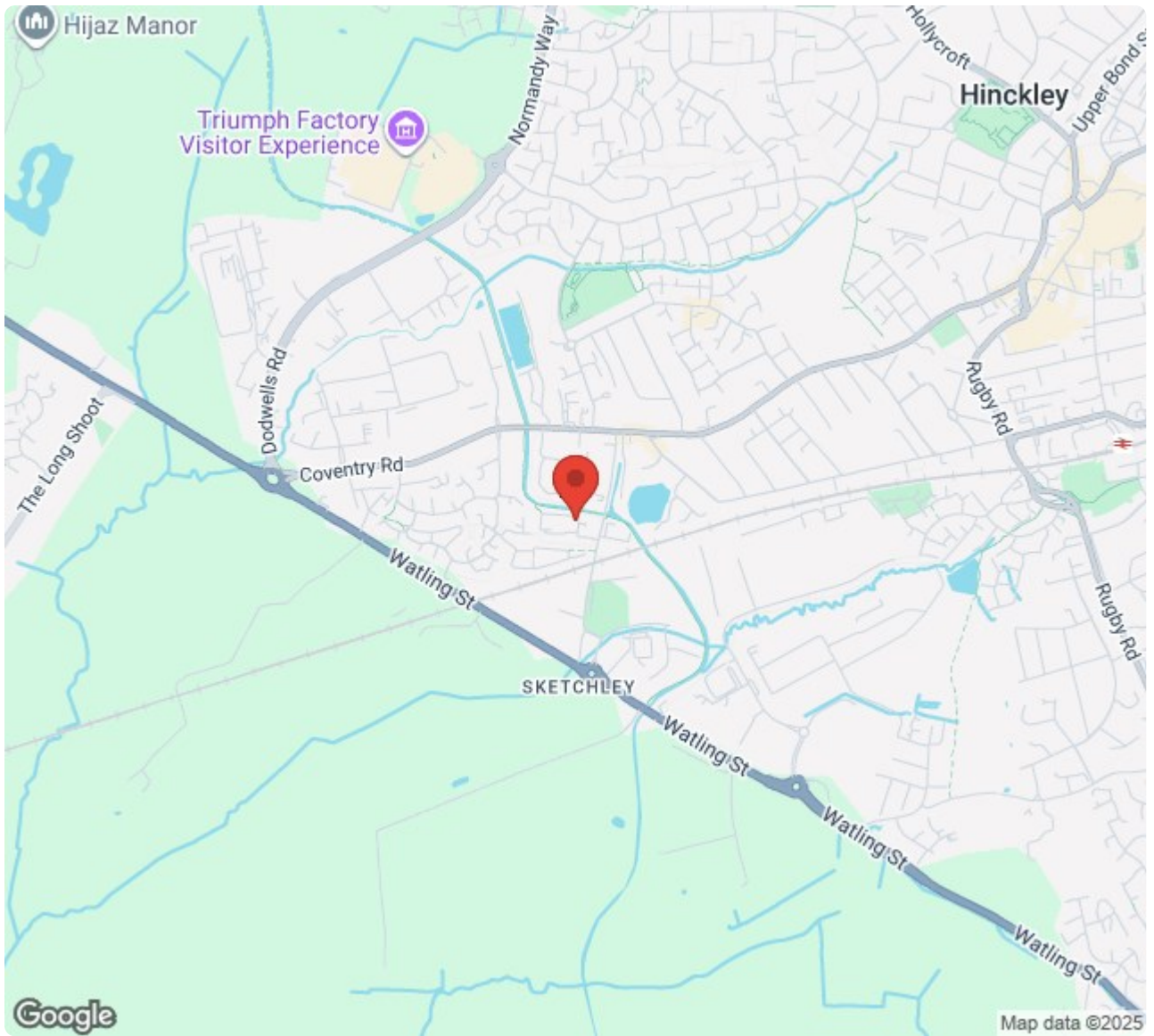


OUTSIDE

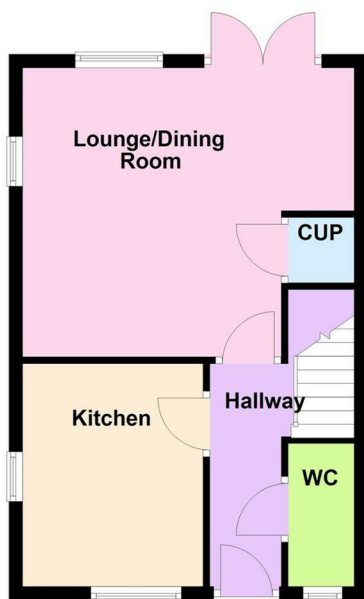
The property is nicely situated set well back from the road on an advantageous corner plot with a front garden that is principally laid to lawn and a slabbed pathway leading to the front door. There are borders filled with shrubs that are across the front and down the side of the property, where the gas and electricity meters are located. There is an allocated parking space for the property at the front. A pedestrian gate to side offers access to the rear garden which is enclosed by a brick retaining wall and fencing, with a slabbed patio adjacent to the rear of the property and a slabbed pathway leading to the bottom of the garden, with the remainder of the garden being principally laid to lawn with stoned borders. At the bottom of the garden there is a further slabbed and slate chipping patio area and a timber store, outside power point and light.



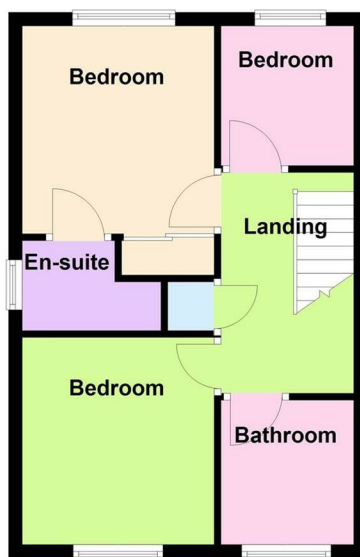




Ground Floor



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		
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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