

Scrivins & Co Ltd 98 Castle Street, Hinckley, Leicestershire, LE10 1DD
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45 NELSON DRIVE, HINCKLEY, LE10 1PH

OFFERS IN THE REGION OF £400,000

Impressive detached four bedroom family home. Sought after and convenient location with good access to the town centre, local schools, Asda & Morrisons, local parks, open country side and good access to major road links. Immaculately presented including white panelled interior doors, laminate wood strip flooring, feature fireplace, bay windows, gas central heating and UPVC SUDG. Spacious accommodation offers entrance hallway, lounge dining room, conservatory, kitchen, utility room and separate WC. Four good sized bedrooms (main with en suite shower room) and bathroom. Wide driveway to front leading to the single garage. Enclosed rear garden with hot tub. Carpets, blinds and light fittings included.



TENURE

Freehold

Council tax band D

ACCOMMODATION

UPVC SUDG front door to

ENTRANCE HALLWAY

With stairway to the first floor, smoke alarm, laminate wood strip flooring and radiator. White panelled interior door to under stairs storage cupboard with automatic lighting and laminate wood strip flooring.

LOUNGE/ DINING ROOM

21'3" x 11'8" max (6.49 x 3.56 max)

With feature fireplace with marble hearth and backing, white wooden mantle surrounding incorporating a coal effect gas fire. Bay window to front, two radiators, laminate wood strip flooring and UPVC SUDG sliding door to



CONSERVATORY TO REAR

14'3" x 11'4" (4.36 x 3.47)

With laminate wood strip flooring, TV aerial point, radiator and UPVC SUDG French doors to rear garden.



KITCHEN TO REAR

11'8" x 10'1" (3.56 x 3.08)

With a range of floor standing kitchen units with roll edge working surface above and inset one and half bowl drainer sink with mixer tap. Integrated double oven with grill and under counter fridge. Space for dishwasher. A further range of matching wall mounted cupboard units. Radiator, tiled splashbacks, inset ceiling spot lights, tiled flooring. Opening to



UTILITY ROOM TO REAR

6'5" x 5'2" (1.97 x 1.58)

With wall mounted roll edge working surface with under counter space for a washing machine and tumble dryer. Tile splashbacks. Two wall mounted cupboard units. Tiled flooring and UPVC SUDG door to the rear garden. White panelled interior door to



SEPARATE WC

5'1" x 3'2" (1.57 x 0.98)

With low level WC, vanity sink unit with cupboard beneath, chrome heated towel rail and tiled flooring.



FIRST FLOOR LANDING

With loft access which is fully boarded with lighting, power and TV distribution point. Smoke alarm and inset ceiling spot lights. White panelled interior door to

BEDROOM ONE TO FRONT

14'11" x 10'9" max (4.56 x 3.30 max)

With bay window to front, radiator and white panelled interior door to



EN SUITE SHOWER ROOM TO FRONT

4'5" x 5'9" (1.36 x 1.76)

With a fully tiled shower cubical with electric shower attachment and glazed shower door. Low level WC and vanity sink unit with cupboard beneath. Wall mounted illuminated mirror, chrome heated towel rail, laminate tiled flooring, fully tiled surrounds and extractor fan.



BEDROOM TWO TO REAR

10'2" x 9'1" (3.10 x 2.77)

With radiator.



BEDROOM THREE TO REAR

8'7" x 9'5" max (2.64 x 2.88 max)

With radiator.



BEDROOM FOUR TO REAR

6'6" x 8'9" (1.99 x 2.69)

With radiator.



BATHROOM TO SIDE

6'7" x 7'11" (2.01 x 2.42)

With fully tiled shower cubical with two shower mains attachments and sliding shower door. Low level WC, vanity sink unit with two drawers beneath, chrome heated towel rail, fully tiled surrounds, laminate tiled flooring, inset ceiling spot lights, extractor fan. White panelled interior door to airing cupboard housing the wall mounted gas combination boiler and shelving.

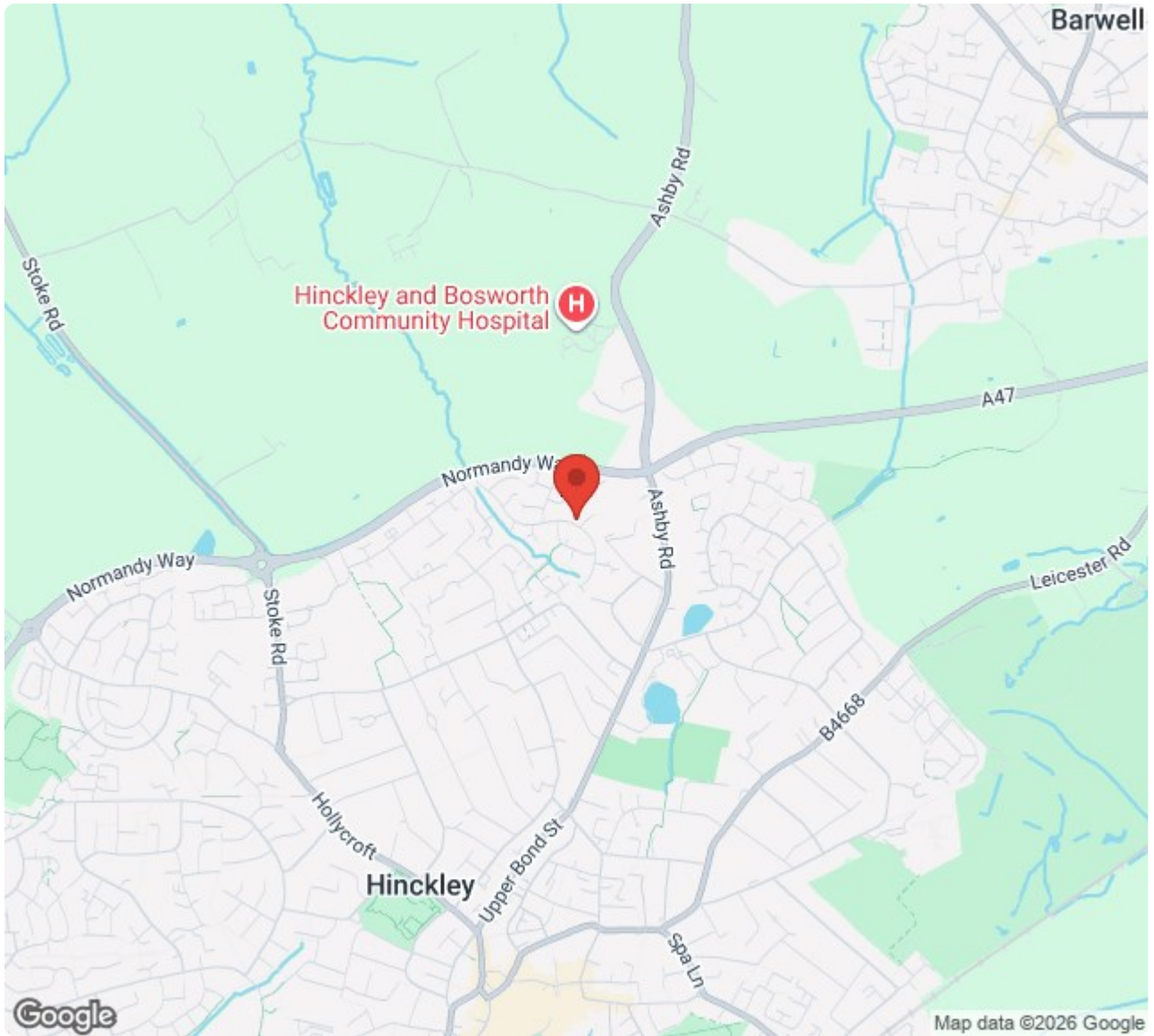


OUTSIDE

The property is nicely situated set well back from the road with a wide block paved driveway to front with lawned front garden to

side with surrounding boarders. Leading to the single integral garage (2.61m X 5.21m) with lighting, power, consumer unit and a range of floor standing and wall mounted cupboard units with roll edge working surface above. Access down the right hand side of the property leads to fully fenced and enclosed rear garden with a block paved patio adjacent to the rear of the property beyond which the garden is principally laid to lawn with well stocked boarders. There is a timber decking seating area to side with a 7 person hot tub (included). Outside tap, lighting and two power points.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C	71	
(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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