



## 28 SEVERN AVENUE, HINCKLEY, LE10 0YD

**OFFERS OVER £240,000**

Extended, vastly improved and refurbished modern semi detached house. Sought after and convenient cul de sac location within walking distance of a parade of shops, doctors surgery, Battling Brook school, parks, the town centre, The Crescent, train and bus stations and good access to major road links. Immaculate contemporary style interior including white panelled interior doors, Amtico wood grain flooring, feature contemporary marble fireplace, refitted kitchen and bathroom, gas central heating, UPVC SUDG and UPVC soffits and fascias. Spacious accommodation offers canopy porch, entrance hall, through lounge dining room, breakfast kitchen and utility room. Two double bedrooms, main with fitted wardrobes and bathroom with shower. Wide driveway, landscaped rear garden with summer house. Ample room for an extension or garage (STPP). Viewing highly recommended, Carpets included.



## TENURE

Freehold

Council Tax Band B

## ACCOMMODATION

Open pitched and tiled full width canopy porch with overhead lighting. Attractive sage green composite panel and SUDG and leaded front door to

## ENTRANCE HALLWAY

With Karndean wood grain flooring, radiator with surrounding ornamental radiator cover, stairway to first floor. Attractive white panel and etched glazed door leads to

## THROUGH LOUNGE/DINING ROOM L SHAPED

12'6" max x 22'1" max (3.83 max x 6.75 max)



## LOUNGE AREA TO FRONT

With feature contemporary white marble fireplace incorporating a living flame coal effect electric fire. Karndean wood grain flooring, radiator, coving to ceiling. UPVC SUDG bay window to front.



## DINING AREA TO REAR

With Karndean wood grain flooring, radiator, coving to ceiling. Wall mounted consumer unit. Door to useful under stairs storage cupboard.



## REFITTED KITCHEN TO REAR

12'5" x 9'2" (3.80 x 2.80)

With a fashionable range of matt grey fitted kitchen units with soft close doors, consisting inset one and a half bowl single drainer stainless steel sink unit, mixer taps above, double base unit beneath. Further matching range of floor mounted cupboard units, three and a two drawer unit, contrasting white Quartz working surfaces above with inset four ring induction hob unit, stainless steel chimney extractor hood above. Matching upstands and tiled splashbacks. Further matching range of wall mounted cupboard units. Further integrated appliances include a washing machine, fan assisted oven with grill, combination microwave oven and a fridge freezer. Plumbing for automatic washing machine, Karndean woodgrain flooring, coving to ceiling. One tall larder unit which houses the Valliant gas condensing combination boiler for central heating and domestic hot water. Fashionable white vertical radiator. White composite and panelled SUDG door leading to a lean to.



## LEAN TO/UTILITY ROOM/STORE ROOM

14'10" x 7'10" (4.54 x 2.39)

With lighting.



## FIRST FLOOR LANDING

With loft access, the loft is partly boarded with lighting. Attractive white six panelled doors to

## BEDROOM ONE TO FRONT

10'4" x 11'7" (3.16 x 3.55)

With fitted bedroom furniture, one double wardrobe in white, fitted display shelving to side with TV aerial point. Further free standing double slide robe with mirrored glazed doors to front. Ceiling mounted fan light. Radiator, coving to ceiling.



## BEDROOM TWO TO REAR

6'6" x 10'4" (2.00 x 3.15)

With radiator.



## REFITTED BATHROOM TO REAR

5'9" x 6'2" (1.76 x 1.89)

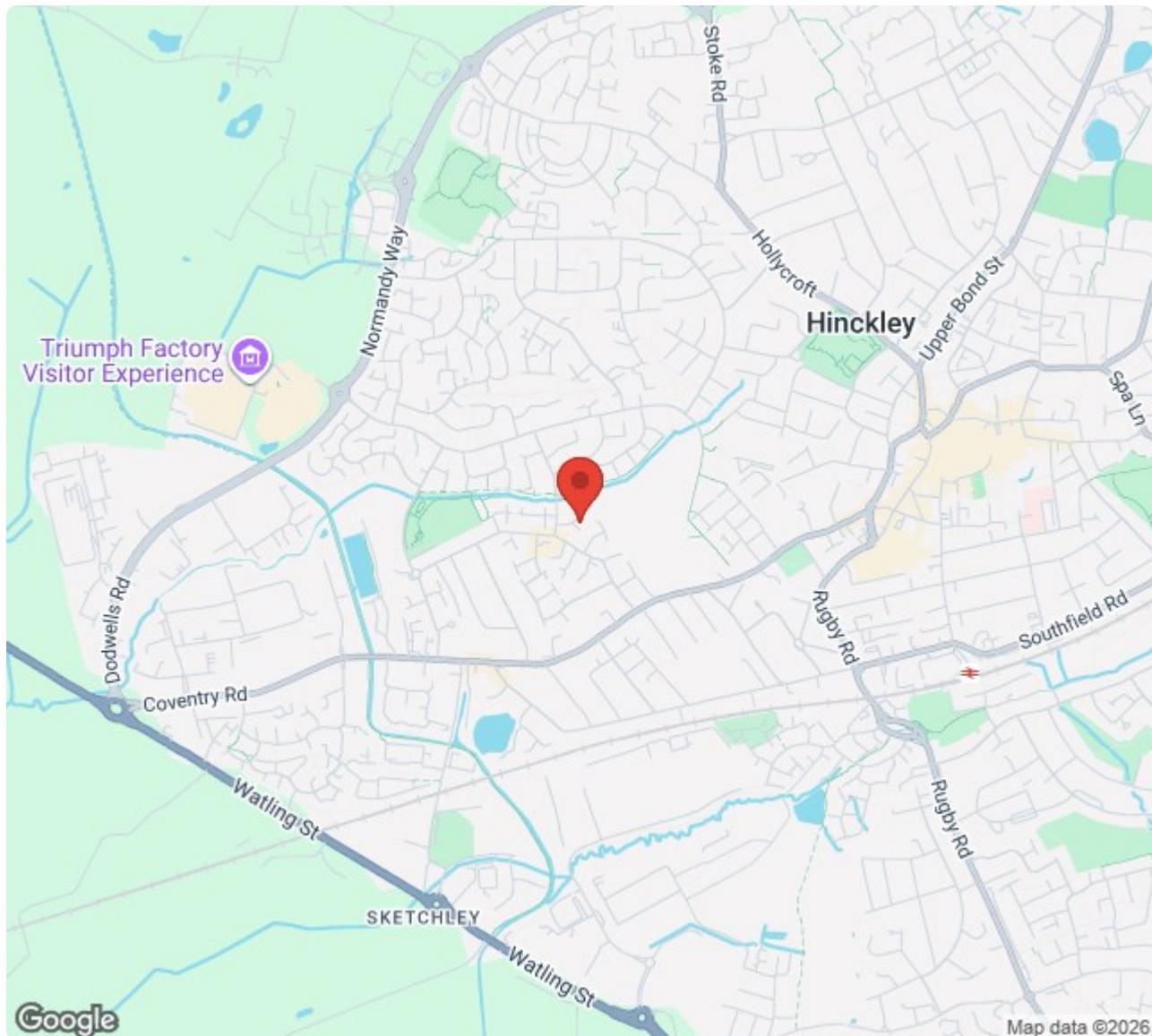
With white suite consisting P shaped panelled bath, mains rain shower above, glazed shower screen to side. Vanity sink unit with gloss white double cupboard beneath. Low level WC, contrasting fully tiled surrounds including the flooring, radiator, inset ceiling spotlights. Wall mounted mirror fronted bathroom corner cabinet.



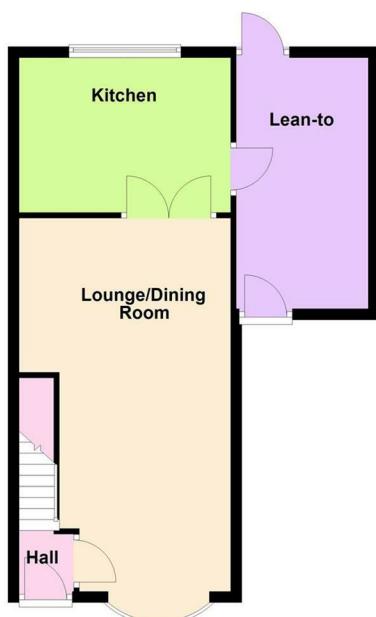
## OUTSIDE

The property is nicely situated in a cul de sac set back from the road having a full width decorative stoned and slabbed driveway to front. A slabbed driveway leads down the side of the property where there is ample room for a garage or extension (STPP). A UPVC SUDG door leads to a large lean to storage room/utility room a UPVC SUDG door leads to the fully fenced and enclosed rear garden which has been hard landscaped having a deep full width flagstone patio adjacent to the rear of the property, beyond which the garden is in astro turf with surrounding raised beds. There is also a timber summer house to the top of the garden with power points, with outside power point and tap. There is also two plastic storage cupboards included.

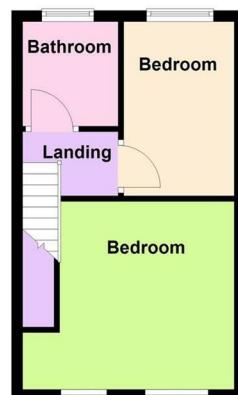




Ground Floor



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 2002/81/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

**Scrivins & Co**  
Sales & Lettings

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](mailto:sales@scrivins.co.uk) W [scrivins.co.uk](http://scrivins.co.uk)