

# 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 W scrivins.co.uk



**27 SANSOME DRIVE, HINCKLEY, LE10 0YJ**

**OFFERS OVER £180,000**

No Chain. Stylish 2014 Taylor Wimpey built detached Coach house close to Ashby Canal. Sought after and convenient private cul de sac location within walking distance of the town centre, The Crescent, Westfield Junior School, train and bus stations, doctors, dentists, parks, bars and restaurants and easy access to the A5 and M69 motorway. Immaculate contemporary style interior with a range of good quality fixtures and fittings including white panelled interior doors, Karndean wood grain flooring, gas central heating and UPVC SUDG. Spacious accommodation offers entrance lobby, entrance hall, open plan living dining kitchen with built in appliances, French doors to a Juliet Balcony. Two double bedrooms (main with fitted wardrobes) and bathroom with shower. Driveway to large single garage. Viewing recommended. Carpets, blinds and white goods included.



## TENURE

Freehold  
Council Tax Band B  
EPC Rating C

## ACCOMMODATION

Attractive black composite panelled and SUDG door to

## ENTRANCE LOBBY

With radiator, double power point and overhead lighting, stairway to

## ENTRANCE HALLWAY

18'8" max x 8'9" max (5.69 max x 2.69 max)

With radiator and smoke alarm. Door to linen cupboard with wall mounted combination boiler for gas central heating and domestic hot water, loft access.



## FITTED KITCHEN AREA

8'11" x 5'3" (2.73 x 1.61)

With a range of matt white fitted kitchen units with roll edge working surface above and inset one and a half bowl inset stainless steel sink with mixer taps above and cupboard beneath. Oven with gas hob and extractor hood above. Further range of matching wall mounted cupboard units. Karndean flooring, space for a fridge freezer and plumbing for automatic washing machine.



## OPEN PLAN LOUNGE DINING AREA

12'1" x 16'2" (3.69 x 4.95)

With Karndean flooring, radiator and UPVC SUDG French doors to Juliet balcony.



### BEDROOM ONE TO FRONT

With built in double sliding wardrobe with mirror glazed doors to front, radiator and TV aerial point.



### BEDROOM TWO TO FRONT

9'1" x 8'5" (2.77 x 2.59)

With radiator.



### BATHROOM TO REAR

5'1" x 9'4" (1.56 x 2.86)

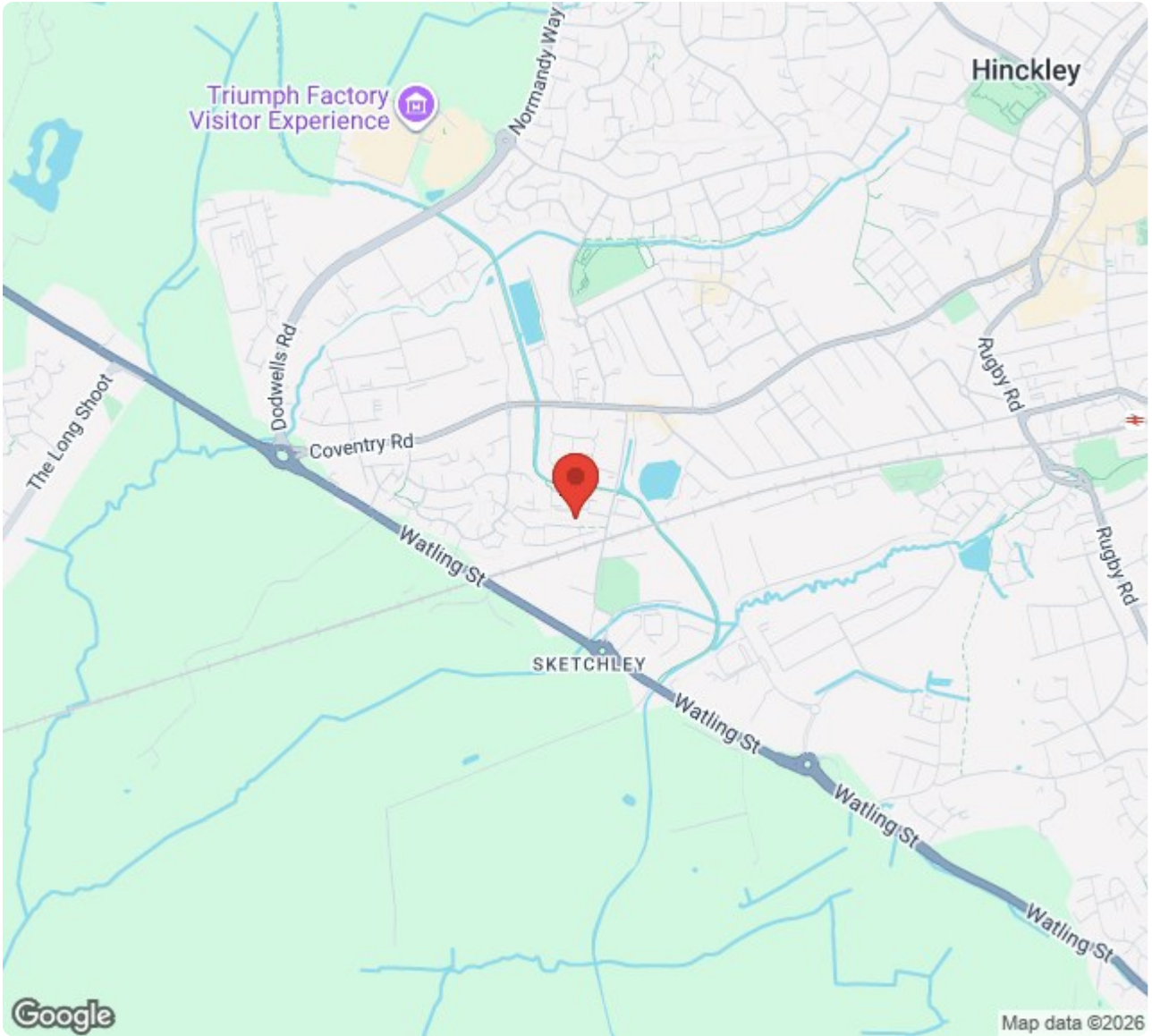
With white suite consisting panelled bath with mains shower unit above and glazed shower screen to side, pedestal wash hand basin and low level WC. Contrasting tiled surrounds, wall mounted mirror fronted bathroom cabinet, radiator and extractor fan.



### OUTSIDE

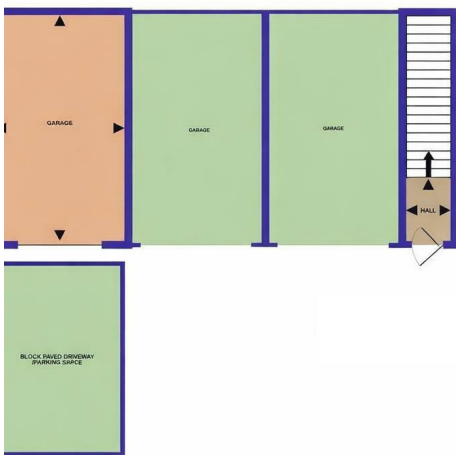
The property is nicely situated in a block paved cul de sac set back from the road having a block paved driveway to front leading to a large single integral garage (5.38m x 3.08m) with up and over door, light, power and houses the consumer unit.





GROUND FLOOR

1ST FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		76	77
(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 <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	