Scrivins & Co
Sales & Lettings

**Scrivins & Co Ltd** 98 Castle Street, Hinckley, Leicestershire, LE10 1DD
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# 23 BROSDALE DRIVE, HINCKLEY, LE10 0SW

## ASKING PRICE £229,950

Spacious Jelson built semi detached family home. Sought after and highly convenient CUL DE SAC location within walking distance of a parade of shops, Doctors surgery, Battling Brook School, the town centre, local parks and with good access to major road links. Well presented and much improved including refitted kitchen, gas central heating, UPVC SUDG and UPVC soffits and fascias. Offers entrance porch, entrance hall, lounge, fitted dining kitchen & timber built lean to car port. Three good sized bedrooms and family bathroom. Driveway to front and enclosed rear garden. Viewing highly recommended. Carpets, blinds, and light fittings included.







## TENURE
Freehold
Council Tax Band B
EPC Rating C

## ACCOMMODATION
Composite front door to

## ENTRANCE PORCH
4'4" x 2'6" (1.34 x 0.78)
With tile effect vinyl flooring, wall mounted fuse board. Opening to

## ENTRANCE HALLWAY
With smoke alarm. Solid oak door to

## LOUNGE
11'4" x 12'11" (3.46 x 3.96)
With bay window to front, single panelled radiator and TV aerial point. Double doors to



## KITCHEN/DINER
14'8" x 10'8" (4.48 x 3.26)
With tiled flooring, a range of grey fashionable floor standing kitchen cupboard units with brushed chrome handles, wood effect laminated working surfaces, stainless steel drainer sink with chrome mixer tap, built in Zanussi oven and four ring electric hob and extractor fan above. Plumbing for automatic washing machine, tiled splashbacks. Further matching range of wall cupboard units, upstanding chrome radiator. Door to under stairs storage cupboard. UPVC SUDG door to the rear garden.





## FIRST FLOOR LANDING
With stairway and single panelled radiator. Loft access, the loft is partially boarded and smoke alarm. Door to useful storage cupboard housing the Worcester combination boiler for domestic hot water and gas central heating. Door to

**BEDROOM ONE TO FRONT**
14'8" x 8'9" (4.49 x 2.67)
With single panelled radiator.



**BEDROOM TWO TO REAR**
8'5" x 7'4" (2.59 x 2.26)
With single panelled radiator.



**BEDROOM THREE TO REAR**
5'10" x 7'4" (1.79 x 2.26)
With single panelled radiator. Door to



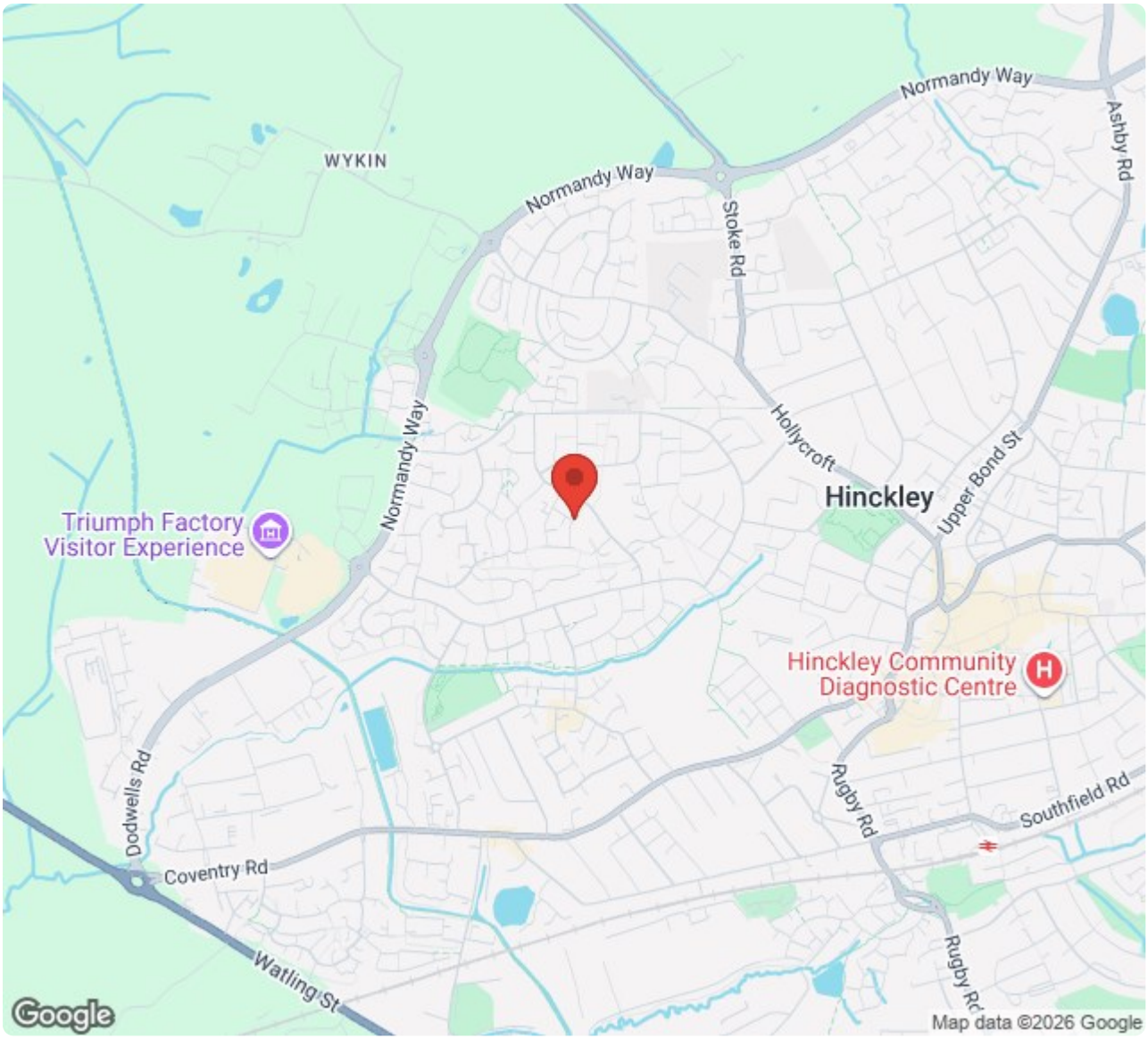
**FAMILY BATHROOM**
5'7" x 7'4" (1.71 x 2.24)
With tile effect vinyl flooring, three piece suite consisting low level WC, pedestal wash hand basin with chrome mixer tap, panelled bath with chrome mixer tap and Triton electric shower above and tiled surrounds. Extractor fan and single panelled radiator.



**OUTSIDE**
The property to front has a concrete slabbed driveway leading to a single gated and secure car port, the front garden is predominantly laid to lawn with a concrete slabbed path leading to the front door with outside lighting. The garden to rear has a concrete slabbed patio adjacent to the back of the house, the garden is fenced and enclosed predominantly laid to lawn with raised beds with mature shrubs, large timber shed and lighting.



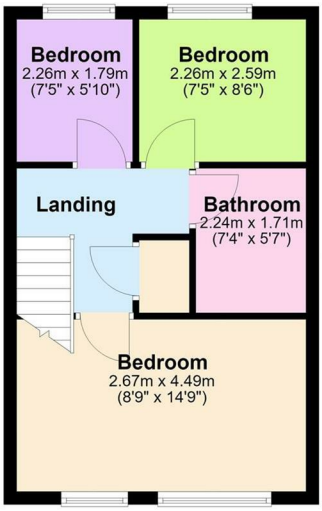


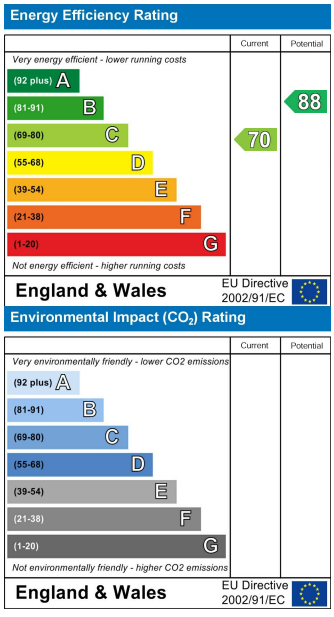



## Ground Floor




## First Floor




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