Scrivins & Co
Sales & Lettings

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

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82 OUTLANDS DRIVE, HINCKLEY, LE10 0TW

OFFERS OVER £200,000

No Chain. Modern Jelson built semi detached family home. Sought after and convenient location within walking distance of a parade of shops, Sainsburys, doctors surgery, Battling Brook School, parks, the town centre, the Crescent, train and bus station and good access to major road links. In need of updating, benefiting from gas central heating, UPVC SUDG and UPVC soffits and fascias. Offers entrance hall, through lounge dining room and kitchen, three bedrooms and shower room. Wide driveway to detached brick built garage, enclosed rear garden with a shed and greenhouse. Contact agents to view. Carpets and curtains included.

TENURE
No Chain
Freehold
Council Tax Band B

ACCOMMODATION
Attractive UPVC SUDG front door to

ENTRANCE HALLWAY
With radiator, telephone point, door to the cupboard housing the meters, stairway to first floor, door to

L SHAPED THROUGH LOUNGE DINING ROOM
14'2" x 20'11" max (4.34 x 6.40 max)
The lounge area to front with feature original tiled fireplace with gas point, telephone point, TV aerial point, laminate wood strip flooring, radiator, ceiling mounted fan light, the dining area to rear with laminate wood strip flooring, radiator.

KITCHEN TO REAR
9'5" x 8'0" (2.88 x 2.45)
With inset one and a half bowl single drainer resin sink mixer taps above double base unit beneath, further matching floor mounted cupboard units and three drawer unit, contrasting roll edge working surfaces above, tiled splashbacks, further matching wall mounted cupboard units, appliance recess points including electric cooker point, plumbing for automatic washing machine, wood grain flooring, useful storage cupboard under the stairs, UPVC SUDG door to the side of the property. The electric cooker, washing machine and fridge freezer is included.

FIRST FLOOR LANDING
With loft access.

BEDROOM ONE TO REAR
10'9" x 10'4" (3.28 x 3.16)
With radiator.

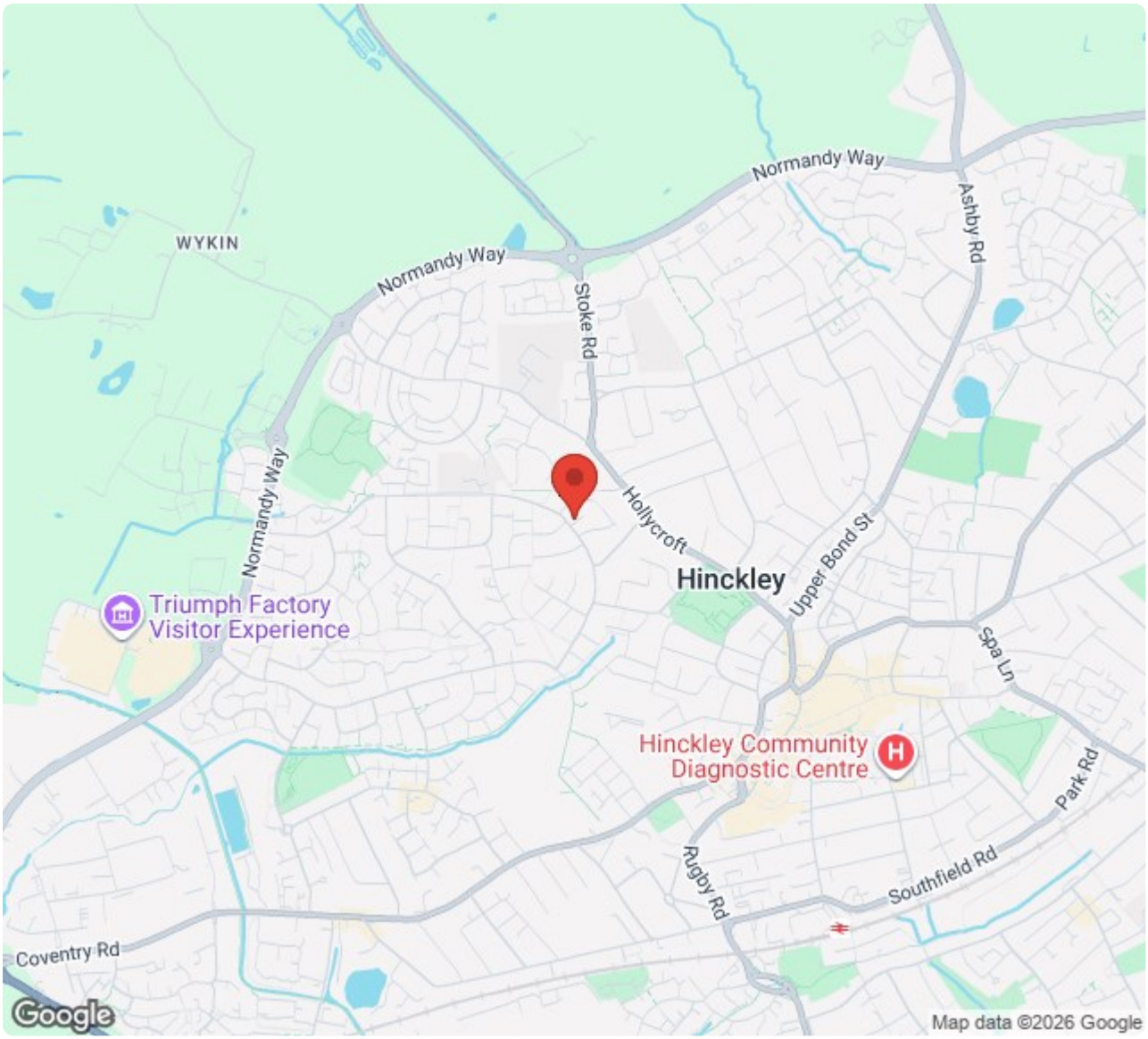
BEDROOM TWO TO FRONT
7'4" x 10'5" (2.24 x 3.19)
With radiator.

BEDROOM THREE TO FRONT
6'7" x 7'6" (2.03 x 2.30)
With radiator, built in single wardrobe over the stairs.

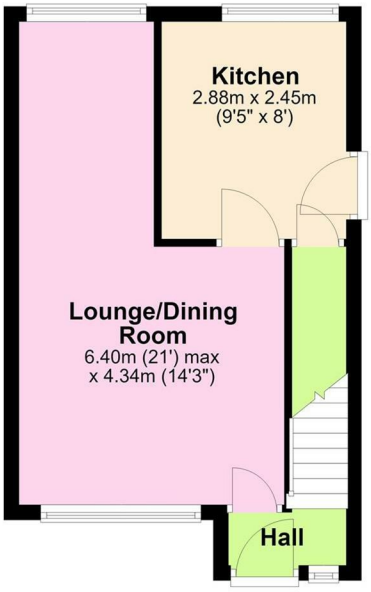
SHOWER ROOM TO REAR
6'3" x 7'10" (1.93 x 2.39)
With a white suite consisting of a fully tiled shower cubicle with glazed doors, electric shower unit above, pedestal wash hand basin, low level WC, contrasting tiled surrounds, radiator, airing cupboard housing an Ideal gas condensing combination boiler for the central heating and domestic hot water with digital programmer and wireless thermostat.

OUTSIDE

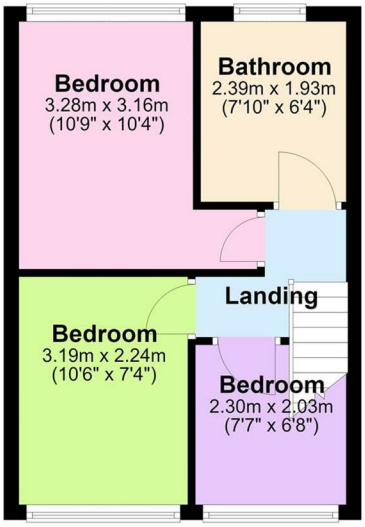
Outside the property is nicely situated overlooking a green area set well back from the road having a full width tarmacadam driveway to front offering ample car parking, the driveway extends down the side of the property through double wrought iron gates where there is a useful under stairs storage cupboard. To the rear of the property is a detached brick built garage (2.51m x 4.71m) with up and over door to front with light and power. There is a fully fenced enclosed rear garden which has a full width slabbed patio adjacent to the rear of the property beyond which the garden is principally laid to lawn with surrounding beds and fruit trees beyond which there is a further covered patio. The top of the garden is a small vegetable plot, aluminium greenhouse and two sheds and outside tap.

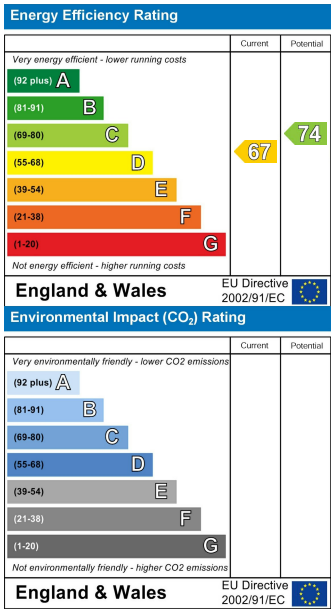


Ground Floor



First Floor





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