

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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43 WINDRUSH DRIVE, HINCKLEY, LE10 0NY

OFFERS OVER £375,000

NO CHAIN! Impressive detached family home in a popular location. Sought after and convenient location within walking distance of a parade of shops, doctors surgery, bus service, parks and good access to the town centre and major road links. Well presented including re fitted kitchen with quartz worktops, white panelled interior doors, feature fireplace, gas central heating and UPVC SUDG. Spacious accommodation offers entrance porch, entrance hallway, lounge, dining room, kitchen, utility room, separate WC and conservatory. Four good sized bedrooms (main with en suite shower room) and shower room. Wide driveway leading to the single garage. Good sized enclosed rear garden. Carpets, blinds and light fittings included.



TENURE

Freehold
Council tax Band E

ACCOMMODATION

UPVC SUDG door to

ENTRANCE PORCH

With tiled flooring and a further UPVC SUDG door to

ENTRANCE HALLWAY

With stairway to the first floor, key pad for the burglar alarm system, radiator and door to



LOUNGE TO FRONT

18'8" x 11'1" (5.69 x 3.38)

With feature fireplace with stone hearth and backing with wooden mantle surrounding incorporating a coal effect gas fire. Two radiators and wood and glazed double doors to



DINING ROOM TO REAR

8'9" x 10'11" (2.69 x 3.34)

With radiator and sliding door to



CONSERVATORY TO REAR

11'1" x 10'5" (3.38 x 3.18)

With tiled flooring, power and lighting and UPVC SUDG French doors to the rear garden.



KITCHEN TO REAR

10'7" x 10'0" (3.25 x 3.06)

With a range of floor standing fitted kitchen units with quartz working surface above and inset one and a half bowl composite drainer sink with mixer tap. Integrated double oven, one with a slide and hide door, integrated dishwasher, NEFF induction hob with extractor above. A further matching range of wall mounted cupboard units, double glass fronted display cabinet, tiled flooring, inset ceiling spotlights and white panelled interior door to



UTILITY ROOM TO REAR

6'8" x 5'6" (2.04 x 1.69)

With a fitted working surface with space for a washing machine and tumble dryer beneath. Wall mounted shelving units, one full height cupboard unit, wall mounted Glowworm gas boiler, fuse box, radiator, tiled flooring, UPVC SUDG door to the rear garden and white panelled door to



SEPARATE WC

5'4" x 2'10" (1.65 x 0.87)

With low level WC, wall mounted sink unit with tiled splashback, radiator, tiled flooring and main control for the burglar alarm system.



FIRST FLOOR LANDING

With loft access that is part boarded with ladder. Radiator, cupboard housing the water tank with shelving and white panelled interior door to

BEDROOM ONE TO FRONT

12'5" x 12'2" (3.79 x 3.73)

With a range of fitted wardrobe units consisting six double wardrobes, radiator, TV aerial point and white panelled interior door to



ENSUITE SHOWER ROOM

8'11" x 5'6" (2.74 x 1.70)

With a fully tiled shower cubicle with mains shower attachment and folding shower door, low level WC, pedestal wash hand basin, half tiled surrounds, radiator and extractor fan.



BEDROOM TWO TO REAR

10'2" x 9'6" (3.10 x 2.90)

With built in double wardrobe unit and radiator.



BEDROOM THREE TO FRONT

11'6" x 8'1" (3.52 x 2.47)

With one double and one single built in wardrobe unit and radiator.



BEDROOM FOUR TO REAR

7'4" x 7'0" (2.25 x 2.15)

With one double built in wardrobe unit and radiator.



SHOWER ROOM TO REAR

6'8" x 6'11" (2.04 x 2.12)

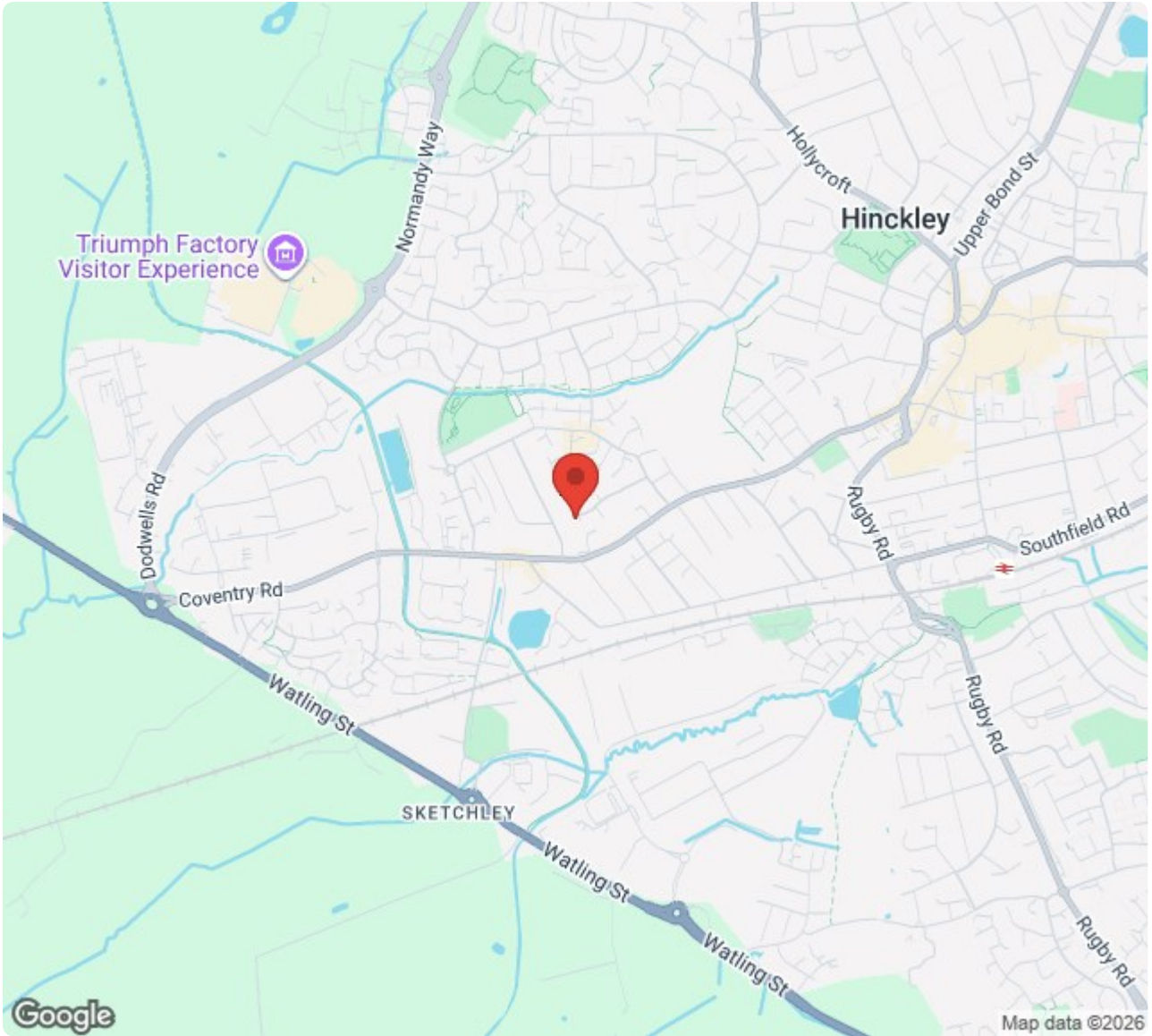
With walk in shower cubicle with mains shower attachment and screen surrounding, low level WC, pedestal wash hand basin, half tiled surrounds, chrome heated towel rail, laminate tiled flooring, shaver point and extractor fan.



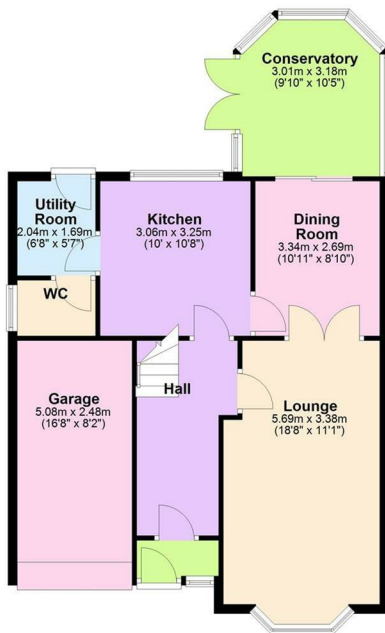
OUTSIDE

Outside the property is nicely situated set well back from the road with a block paved driveway to front with a lawned front garden to side enclosed by hedging. There is a single integral garage (5.08m x 2.48m) with electric, up and over door to front, lighting and power. Access down the left hand side of the property leads to the fully fenced and enclosed good sized rear garden with a slabbed pathway adjacent to the rear of the property beyond which the garden is principally laid to lawn with surrounding well stocked borders with timber shed. Outside power point, tap and lighting.





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 2002/91/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			
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