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**

# 49 NELSON DRIVE, HINCKLEY, LE10 1PH

## OFFERS OVER £350,000

NO CHAIN! Four bedroom detached family home on a corner plot. Sought after and convenient location with good access to the town centre, local schools, Asda & Morrisons, local parks, open country side and good access to major road links. Benefiting from tiled flooring, feature fireplace, fitted wardrobes, gas central heating and UPVC SUDG. Spacious accommodation offers entrance hallway, lounge, dining room, conservatory, kitchen and separate WC. Four bedrooms and bathroom with shower. Wide driveway leading to single garage. Good sized enclosed rear garden. Blinds, shutters and light fittings included.

## TENURE
Freehold
Council Tax Band D

## ACCOMMODATION
Composite front door leading to

## ENTRANCE HALLWAY
With stairway to the first floor, radiator and vinyl flooring. Door to

## SEPARATE WC
4'5" x 3'2" (1.37 x 0.98)
With low level WC, vanity sink unit with double cupboard beneath, tiled splashbacks and extractor fan.

## LOUNGE TO FRONT
16'5" x 10'9" (5.01 x 3.28)
With feature fireplace with marble hearth and backing with stone mantle surrounding incorporating a gas fire. TV aerial point and radiator. Door to

## DINING ROOM TO REAR
8'9" x 9'11" (2.67 x 3.04)
With radiator, laminate wood strip flooring and opening to

## CONSERVATORY TO REAR
9'10" x 10'2" (3.01 x 3.10)
With solid roof, power points, laminate wood strip flooring and UPVC SUDG French doors to the rear garden.

## KITCHEN TO REAR

10'0" x 16'5" (3.06 x 5.02)

With a range of floor standing fitted kitchen units with roll edge working surfaces above with inset one and a half bowl stainless steel drainer sink with mixer taps. A range of integrated appliances include an oven with four ring gas hob and extractor hood above, fridge freezer, dishwasher and washing machine. Further range of matching wall mounted cupboard units, one full height cupboard unit, fitted breakfast bar with space for seating underneath. Further fitted working surface with space for a tumble dryer beneath. Inset ceiling spotlights, tiled flooring and UPVC SUDG door to the rear garden.

## FIRST FLOOR LANDING

With loft access , the loft is partially boarded. Door to cupboard housing the water tank. White panelled interior door to

## BEDROOM ONE TO FRONT

12'2" x 11'10" (3.71 x 3.63)

With a range of fitted wardrobe units with sliding mirror fronted doors, radiator and shutters to windows.

## BEDROOM TWO TO FRONT

7'10" x 11'10" (2.39 x 3.62)

With fitted wardrobes, radiator and shutters to windows.

## BEDROOM THREE TO REAR

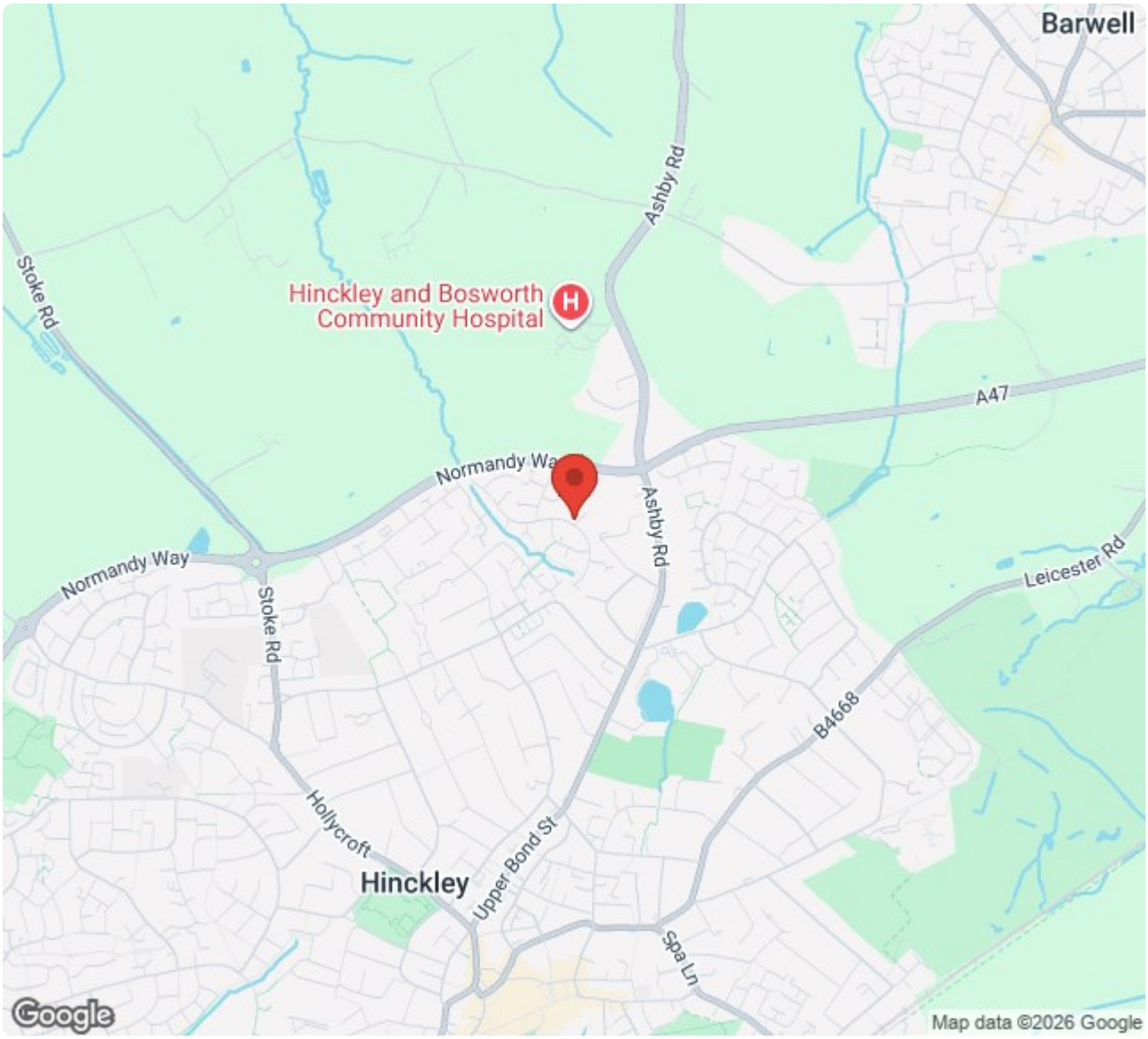
10'0" x 7'3" (3.06 x 2.22)

With a range of fitted wardrobe units with cupboards above and radiator.

## BEDROOM FOUR TO REAR
9'5" x 6'9" (2.88 x 2.07)
With radiator.

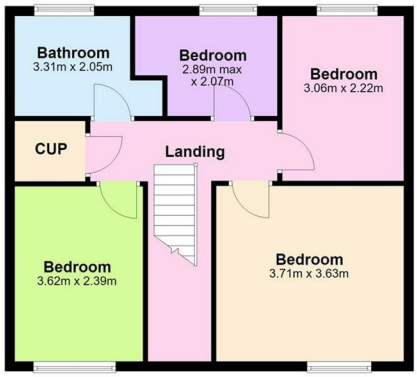
## BATHROOM TO REAR
6'5" x 6'8" (1.98 x 2.05)
With panelled corner bath with mixer tap. Low level WC and vanity sink unit with cupboard beneath. Enclosed shower cubicle with mains shower attachment. Vertical radiator, shower point, fully tiled surrounds, inset ceiling spotlights and vinyl flooring.

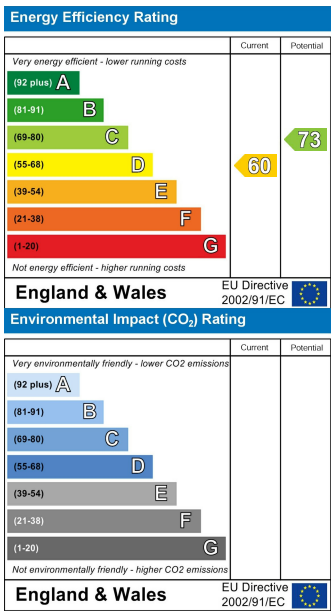
## OUTSIDE
The property is nicely situated set back from the road with a concrete print driveway to front, a further stoned area to side with a surrounding border and leading to the single integral garage measuring 2.38m x 5.13m. With up and over door to front, water tap, lighting, power and housing the gas boiler. Access down the left hand side of the property through a timber gate leads to the good sized fenced and enclosed rear garden with a slabbed patio adjacent to the rear of the property beyond which the garden is principally laid to lawn. There is a circular timber decking seating area and a further slabbed seating area towards the top of the garden with surrounding borders. There are three outdoor storage units, outside tap and lighting.




## Ground Floor

## First Floor




Scrivins & Co Sales & Lettings

naea | propertymark PROTECTED
arla | propertymark PROTECTED

**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