

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



35 DONALD COBLEY CLOSE, HINCKLEY, LE10 0ZE

ASKING PRICE £240,000

Impressive 2020 Countryside Homes built semi detached family home. Popular and convenient cul de sac location within walking distance of the town centre, the Crescent, schools, bus and train stations, ASDA and good access to major road links. Well presented, NHBC guaranteed, energy efficient with a range of good quality fixtures and fittings including white panelled interior doors, spindle balustrades, wooden flooring, wired in smoke alarms, gas central heating, UPVC SUDG and UPVC soffits and fascias. Spacious accommodation offers lounge, fitted dining kitchen and separate WC. 3 good bedrooms and bathroom with shower. Long driveway, front and good sized landscaped rear garden with large shed. Viewing recommended. Carpets included.



TENURE

Freehold

Council Tax Band C

EPC Rating B

Management fee for the unadopted road of £460.80 + £40 admin fee per annum

OPEN CANOPY PORCH

With outside light. Attractive black composite panel and SUDG door to

FRONT LOUNGE

16'9" x 16'4" max (5.12 x 5.00 max)

With oak finished laminate wood strip flooring, radiator, TV and telephone points including Virgin Media, wired in smoke alarms, stair way to first floor with white spindle balustrades. Useful under stairs storage cupboards and drawers., one housing the consumer unit. Attractive white six panelled interior door to



SEPERATE WC

With white suite consisting low level WC, pedestal wash basin, tiled splash back, Oak finish laminate strip wood flooring, radiator, extractor fan.

FITTED DINING KITCHEN TO REAR

9'10" x 16'9" (3.01 x 5.12)

With a range of white fitted kitchen units, consisting of inset one and a half bowl single drainer stainless steel with mixer taps above, cupboard beneath. Further range of matching flooring mounted cupboard units and four drawer unit. Contractors walnut finished roll edged working surfaces above with inset stainless steel four ring gas hob unit, single fan assisted oven with grill beneath, stainless steel splashback and stainless steel chimney extractor fan above. Match upstands, further matching range of wall mounted cupboard units, one concealing the Valliant gas condensing combination boiler for central heating and domestic hot water. One tall large unit, appliance recess points, plumbing for automatic washing machine, oak strip laminate wood strip flooring, radiator, wired in heat detector, white composite panelled and sealed UPVC SUDG door leads to the rear garden



FIRST FLOOR LANDING

With with spindle balustrades, wired in smoke alarms, loft access.

FRONT BEDROOM ONE

10'9" x 16'9" (3.29 x 5.11)

With radiator, TV and telephone point, built in linen cupboard .



BEDROOM TWO TO REAR

11'3" x 10'2" (3.44 x 3.10)

Double slide robe, TV aerial lead



BEDROOM THREE TO REAR

6'3" x 10'4" (1.91 x 3.15)

With radiator



FAMILY BATHROOM

6'5" x 5'7" (1.98 x 1.71)

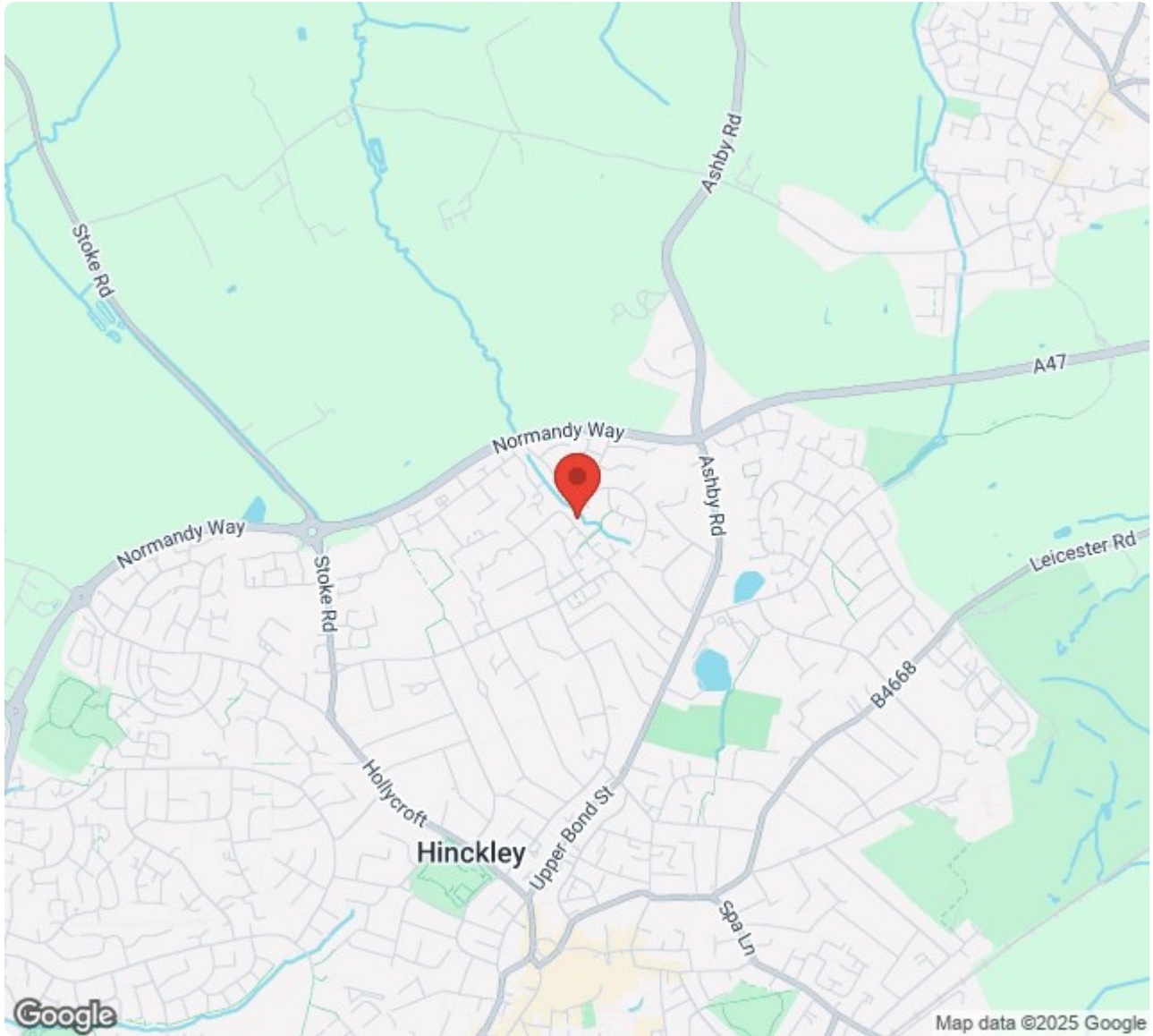
With white suite consisting of panelled bath with white shower unit above, pedestal washing basin, low level WC. Wall mounted mirror fronted bathroom cabinet, white heated towel rail, extractor fan, inset ceiling spot lights.



OUTSIDE

The property is nicely situated in a cul-de-sac, set back from the road. The front garden is principally laid to lawn, a tarmacadam driveway leads down the side of the property, offering ample car parking, a timber gate offers access to the good sized fully fenced, enclosed rear garden, which has been hard landscaped, having a L shaped full width slabbed patio adjacent to the property, where there is an outside tap and light, a double power point. Beyond which there is an AstroTurf, there is a large metal shed (3 x 4 metres)





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	84	
(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		
England & Wales EU Directive 2002/91/EC		

