

# Scrivins & Co

## Sales & Lettings

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## 12 FALMOUTH DRIVE, HINCKLEY, LE10 1XQ

**ASKING PRICE £400,000**

An Attractive four-bedroomed detached family home, built by David Wilson Homes and offered for sale with NO ONWARD CHAIN. Occupying a peaceful position on the northern fringe of Hinckley within a popular residential estate, the property benefits from swift, traffic free access to the A47 and A5 - placing the M69, M1 and M6 motorways within easy reach for commuters to Coventry, Leicester and Birmingham. Well presented throughout, the home features gas central heating, sealed-unit double glazing and UPVC soffits and fascias. The spacious ground-floor accommodation comprises: canopy porch, entrance hall, cloakroom, lounge, dining room, double glazed conservatory, fitted dining kitchen and utility room. To the first floor there are four bedrooms - the principal bedroom benefitting from a private en-suite shower room - plus a family bathroom. Externally, a double width driveway leads to a single integral garage, with attractively landscaped gardens to both the front and the fully enclosed rear. Carpets, curtains, blinds and light fittings are all included in the sale.

A5 Trunk Road is ~ 4 mins via A47

M69 J1 is ~ 7 mins via A5

Coventry and Leicester within ~20 mins



## TENURE

Freehold

Council tax band E

## ACCOMMODATION

Canopy porch with outside lighting, attractive black composite panelled sealed unit double glazing and leaded front door to

## ENTRANCE HALLWAY

With single panel radiator, thermostat for the central heating system, smoke alarm, door bell chimes, stair way to first floor with white spindle balustrades, useful under stairs storage cupboard beneath with fitted shelving, attractive white panel interior door to



## SEPARATE WC

With low level WC, wall mounted sink unit, tiled splashbacks, radiator, door to

## LOUNGE TO FRONT

11'3" x 18'2" (3.43 x 5.54)

With feature fireplace incorporating living flame coal effect gas fire, two radiators, TV aerial point, coving to ceiling, white wood panelled and glazed double doors lead to



## DINING ROOM TO REAR

9'1" x 10'2" (2.79 x 3.12)

With radiator, coving to ceiling, sealed unit double glazing sliding patio doors lead to



## CONSERVATORY

9'7" x 9'6" (2.93 x 2.91)

With ceramic tile flooring, two double power points, conservatory blinds are included. UPVC sealed unit double glazing French doors lead to the rear garden.



### **FITTED DINING KITCHEN TO REAR**

17'3" x 10'3" (5.26 x 3.13)

With a range of medium oak fitted kitchen units consisting inset white one and a half bowl single drainer sink, mixer tap above double base unit beneath. Further matching floor mounted cupboard units and drawers, contrasting roll edge working surfaces above, inset four ring stainless steel gas hob unit, integrated extractor above, tiled splashbacks, further matching range of wall mounted cupboard units and one tall larder unit, integrated double fan assisted oven with grill, ceramic tiled flooring, radiator.



### **UTILITY ROOM TO SIDE**

5'3" x 7'10" (1.62 x 2.41)

With fitted roll edge working surface, tiled splashbacks, further wall mounted cupboard units, appliance recess points, plumbing for automatic washing machine, venting for a tumble dryer, ceramic tiled flooring, radiator, digital programmer for the central heating system, wall mounted gas condensing boiler for central heating and domestic hot water, UPVC sealed unit double glazing door to the side of the property.



### **FIRST FLOOR LANDING**

With white spindle balustrades, door to the airing cupboard housing the lagged copper cylinder immersion heater for supplemented domestic hot water, loft access.

### **BEDROOM ONE TO FRONT**

11'3" x 15'10" (3.45 x 4.85)

With a range of fitted bedroom furniture in grey consisting three double and one single wardrobe unit, further matching bedside cabinets and display shelving above, bridge of cupboards above the bed head, dressing table with drawers beneath, radiator, TV aerial point, door to



### **EN SUITE SHOWER ROOM TO FRONT**

6'11" x 7'3" (2.11 x 2.22)

With fully tiled shower cubicle, low level WC, pedestal wash hand basin, contrasting half tiled surrounds, radiator, shaver point and extractor fan.



### **BEDROOM TWO TO REAR**

10'4" x 11'6" (3.17 x 3.51)

With built in double slide robe with mirror glazed doors to front, radiator, TV aerial point.



### **BEDROOM THREE TO FRONT**

8'0" x 9'11" (2.45 x 3.03)

With a range of fitted bedroom furniture in white consisting on double wardrobe unit, further matching bedside cabinet, corner alcove display unit above with concealed lighting and a bridge of cupboards above the bed head, radiator.



### **BEDROOM FOUR TO REAR**

9'10" x 7'8" (3.02 x 2.34)

With radiator, wall mounted storage cupboards.



### **BATHROOM TO REAR**

7'0" x 7'5" (2.15 x 2.27)

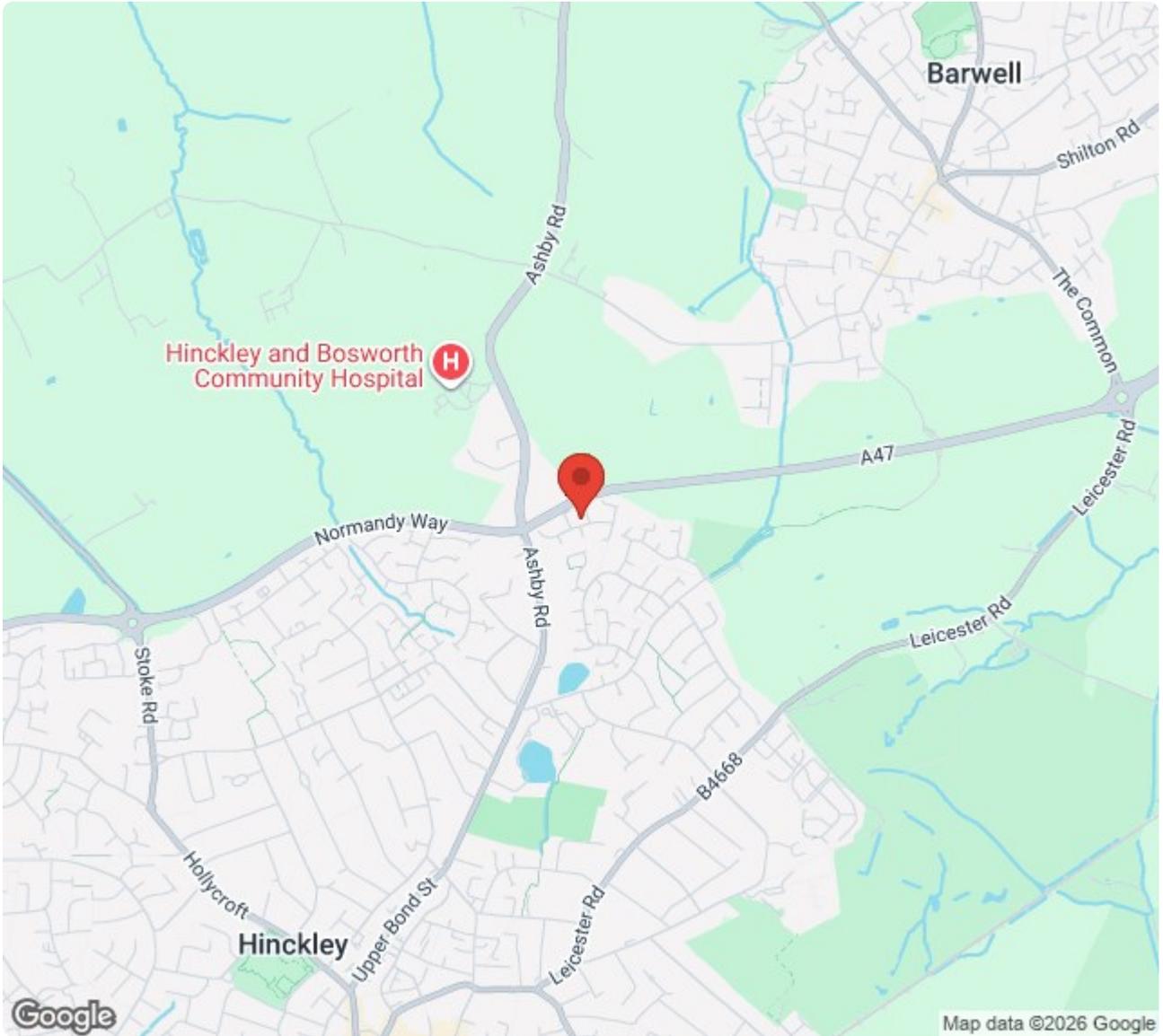
With panel bath, mains shower unit above, pedestal wash hand basin, low level WC, contrasting tiled surrounds, radiator, shaver point.



### **OUTSIDE**

The property is nicely situated set back from the road, the front garden is principally laid to lawn with well stocked surrounding beds and borders, there is a double width tarmac driveway leading to a single integral garage (5.05m x 2.41m) with electric roller shutter door to front. The garage has light and power, work bench, wall mounted storage cupboards, a slabbed pathway and timber gate lead down the left hand side of the property leading to the fully fenced and enclosed rear garden which has a slabbed patio adjacent to the rear of the property, outside tap, beyond which the garden is neatly laid to lawn with surrounding well stocked beds and borders.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
		66	76
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
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