

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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64 LANESIDE DRIVE, HINCKLEY, LE10 1TG

OFFERS OVER £375,000

Extended modern detached family home. Sought after and convenient location within walking distance of the town centre, The Crescent, schools, doctors, dentists, train and bus stations, leisure centre, Asda supermarket, Hinckley Golf Club and good access to major road links. Well presented and much improved including white panelled interior doors, feature contemporary fireplace, refitted kitchen & bathroom, gas central heating UPVC SUDG and UPVC soffits and fascias. Spacious accommodation offers entrance porch, entrance hallway, separate WC, lounge, dining room & kitchen. Four bedrooms and bathroom with shower. Wide driveway to single garage, well kept front and enclosed sunny rear garden. Contact agents to view.



TENURE

Freehold
Council Tax Band E

ACCOMMODATION

Composite door to

ENTRANCE PORCH

With tiled flooring, lighting, UPVC SUDG to



ENTRANCE HALLWAY

With wood effect laminate flooring, fashionable grey column radiator, coving to ceiling, door to useful under stairs storage cupboard, wall lighting, door to



DOWNSTAIRS WC

With wood effect laminate flooring, fashionable column radiator, pedestal wash hand basin with chrome taps, low level WC.



DINING KITCHEN

21'1" x 6'9" (6.45 x 2.08)

With wood effect laminate flooring. a range of matt grey fashionable floor standing kitchen cupboard units with brushed chrome handles, one and a half grey resin sink with chrome mixer tap, Belling range cooker with five ring electric induction hob above, extractor fan, tiled splashbacks, built in Blomberg dishwasher, built in Indesit washing machine and CDA dryer, grey column radiator, fitted breakfast table with matching upstand, UPVC SUDG door for side access, door to



DINING ROOM

12'7" x 10'0" (3.86 x 3.05)

With wood effect Amtico flooring, UPVC SUDG sliding doors to garden, door to



LOUNGE

19'3" x 11'6" (5.87m x 3.51m)

With wood effect laminate flooring, two upstanding fashionable radiators, TV aerial point, skylight, feature fireplace with oak mantle marble backing tiled hearth incorporating a gas fire, UPVC SUDG door to the rear garden.



FIRST FLOOR LANDING

With inset spotlights, loft access, door to

BEDROOM ONE TO REAR

12'9" x 11'1" (3.89m x 3.38m)

With wood effect laminate flooring, single panel radiator, built in wardrobes, shelving and hanging rail, further fitted wardrobes fashionable gloss cream with brush chrome handles shelving and hanging rails, matching built in bedside tables with drawers.



BEDROOM TWO TO REAR

10'7" x 10'11" (3.23 x 3.35)

With single panel radiator, wood effect laminate flooring.



BEDROOM THREE TO FRONT

12'2" x 8'7" (3.71 x 2.62)

With single panel radiator and wood effect laminate flooring.



BEDROOM FOUR TO FRONT

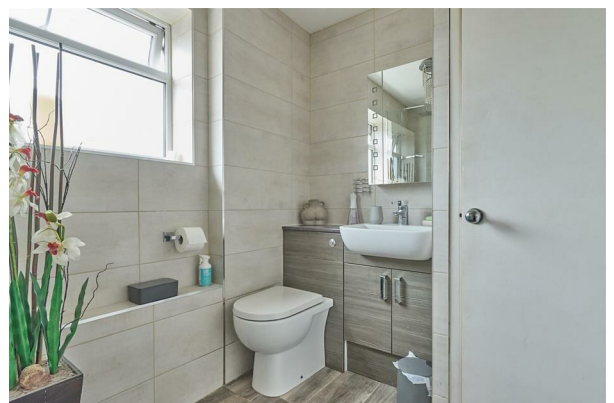
10'0" x 8'7" (3.05 x 2.64)

With single panel radiator, wood effect laminate flooring, built in cupboard with shelving and hanging rail.



BATHROOM

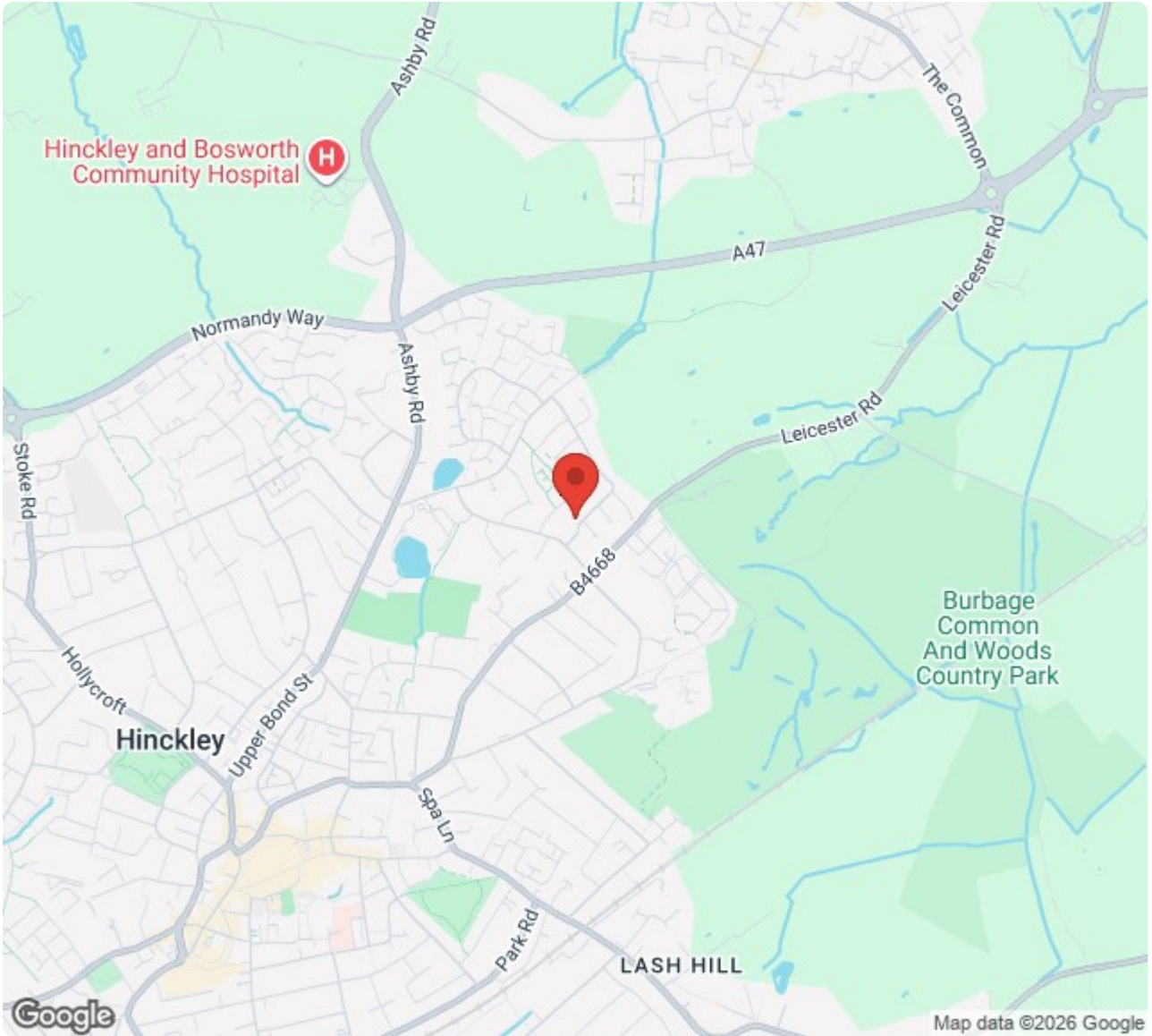
With Porcelain tiled flooring and fully tiled walls, three piece suite consisting of vanity sink unit with storage beneath and chrome mixer tap above. Vanity WC unit, panelled bath with built in lighting panel and chrome mixer taps, bar shower above with hand attachment and tiled surrounds. There is a built in airing cupboard housing the recently serviced Combi boiler.



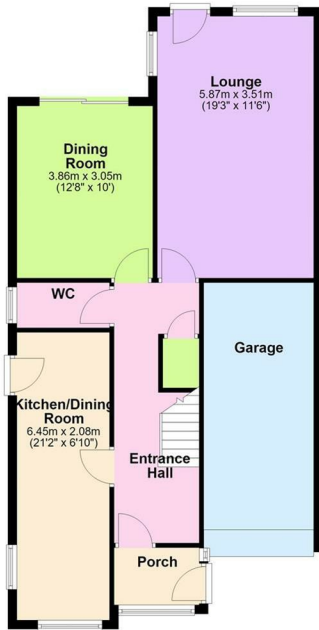
OUTSIDE

Outside the property to front is a block paved driveway for ample parking with a area of decorative stone, beds with mature shrubs, single garage with up and over door with electric, lighting and water. Outside the property to rear is a porcelain slab patio adjacent to the rear of the house times two, and two areas of porcelain patio to the bottom of the garden, the garden is fenced and enclosed predominately laid to lawn with an awning and patio heater.

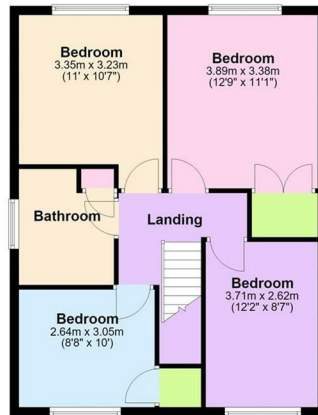




Ground Floor



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			
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	



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