

# 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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**56 KINROSS WAY, HINCKLEY, LE10 0WF**

**OFFERS OVER £240,000**

Impressive 2014 Jelson built Tawny design semi detached family home. Sought after convenient private cul de sac location within walking distance of a parade of shops, doctors surgery, Battling brook School, parks, the town centre, the crescent, train and bus station and good access to major road links. Well presented energy efficient with a range of good quality fixtures and fittings including white panel interior doors, spindle balustrades, wired in smoke alarms, gas central heating, UPVC SUDG and UPVC soffits and fascia's. Spacious accommodation offers entrance hall, separate WC, fitted dining kitchen and lounge dining room. Three good sized bedrooms and bathroom with shower. Wide driveway with ample room for a garage or extension (Subject to planning permission). Front and enclosed rear garden with two sheds. Viewing recommended. Carpets included.



## TENURE

Council Tax Band C

## ACCOMMODATION

Attractive black composite panel and SUDG front door with outside lighting to

## ENTRANCE HALLWAY

With radiator, telephone point, wall mounted consumer unit, wired in smoke alarm, digital thermostat and programmer for the central heating and domestic hot water. Stairway to first floor with white spindle balustrades, attractive white four panel interior door to

## SEPARATE WC

With white suite consisting low level WC, pedestal wash hand basin, tiled splashbacks. radiator.

## DINING/KITCHEN TO FRONT

11'10" x 8'8" (3.62 x 2.66)

With a range of beech fitted kitchen units consisting single drainer stainless steel sink unit, mixer taps above cupboard beneath. Further matching range of floor mounted cupboard units and four drawer unit, contrasting walnut finished roll edge working surfaces above with inset four ring stainless steel gas hob unit, single fan assisted oven with grill beneath stainless steel chimney extractor above, tiled splashbacks. Further matching range of wall mounted cupboard units one concealing the Glow worm gas condensing combination boiler for central heating and domestic water, Ceramic tiled flooring, radiator, wired in heat detector extractor fan door to



## LOUNGE TO REAR

12'7" x 16'0" (3.86 x 4.88)

With radiator, TV aerial point, door to useful under stairs storage cupboard with lighting, wired in smoke alarm, UPVC SUDG french doors leading into the rear garden.



## FIRST FLOOR LANDING

With white spindle balustrades, wired in smoke alarm, loft access.

## BEDROOM ONE TO REAR

8'9" x 13'6" (2.69 x 4.12)

With radiator, TV aerial point.



### **BEDROOM TWO TO FRONT**

8'10" x 11'3" (2.70 x 3.43)

With radiator.



### **BEDROOM THREE TO REAR**

6'9" x 9'4" (2.07 x 2.85)

With radiator.



### **SHOWER ROOM TO FRONT**

6'9" x 8'0" (2.06 x 2.44)

With white suite consisting of a fully tiled shower cubicle, glazed shower doors, pedestal wash hand basin, low level WC, contrasting tiled surrounds, white heated towel rail, extractor fan, shaver point, door to airing cupboard.



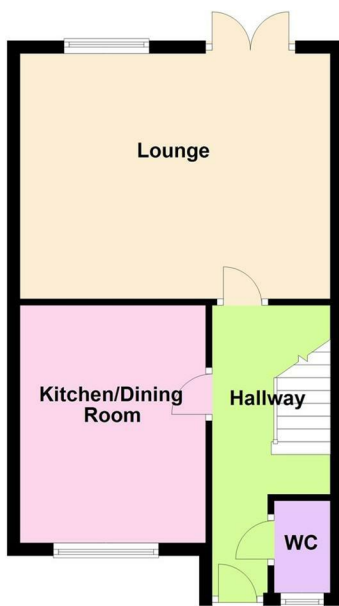
### **OUTSIDE**

The property is nicely situated on a private Tarmacadam driveway 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 where there is room for a garage or extension (Subject to planning permission). Beyond which a timber gate offers access to the fully fenced enclosed rear garden which has a full width slabbed patio adjacent to the rear of the property beyond which the garden is mainly laid to lawn. There is a further slabbed patio to the top of the garden and there are two timber sheds.

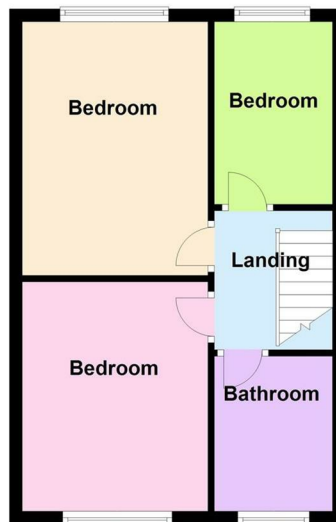




Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			91
(81-91) B			
(69-80) C		77	
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



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