

# 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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**58 KENT DRIVE, HINCKLEY, LE10 1UN**

**OFFERS INVITED £315,000**

No Chain. Attractive modern detached family home on a corner plot. Sought after and convenient cul de sac location within walking distance of the town centre, the crescent, local schools, train and bus station, doctors, dentists, leisure centre, parks, Asda supermarket, Hinckley Golf Club and good access to major road links. In need of updating benefitting from gas central heating, UPVC SUDG and UPVC soffits and fascias. Offers entrance hall, lounge, dining room and kitchen, four bedrooms, bathroom and separate WC, driveway to single garage, front, side and enclosed rear garden. Contact agents to view.



## TENURE

Council Tax Band D

## ACCOMMODATION

Open pitched and tiled canopy porch with outside lighting, UPVC SUDG front door to

## ENTRANCE HALLWAY

With oak finished laminate wood flooring, radiator, door to useful under stairs storage cupboard, white six panel interior door to

## LOUNGE TO FRONT

10'9" x 17'9" (3.29 x 5.42)

With feature brick fireplace with raised quarry tiled hearth, oak finished laminate wood strip flooring, coving to ceiling, two matching wall lights, UPVC SUDG bay window to front.



## KITCHEN TO REAR

8'11" x 8'9" (2.72 x 2.67)

With double drainer stainless steel sink unit, cupboards beneath, further matching floor mounted cupboard units and drawers, contrasting roll edge working surfaces above with inset four ring gas hob unit, single oven with grill beneath, stainless steel chimney extractor above, tiled splashbacks, further matching wall mounted cupboard units, appliance recess points, plumbing for automatic washing machine.



## DINING ROOM TO REAR

8'6" x 14'9" (2.60 x 4.51)

With radiator, UPVC SUDG french doors leading to the rear garden, thermostat for central heating system.



## STAIRWAY TO FIRST FLOOR

With white spindle balustrades.

## FIRST FLOOR LANDING

With loft access, with extending aluminium ladder for access.

### **BEDROOM ONE TO FRONT**

11'1" x 9'3" (3.38 x 2.83)

With radiator, door to airing cupboard housing lagged copper cylinder for domestic hot water, programmer for central heating and domestic hot water.



### **BEDROOM TWO TO REAR**

9'3" x 11'5" (2.82 x 3.50)

With two built in double wardrobes, radiator.



### **BEDROOM THREE TO REAR**

8'4" x 8'9" (2.55 x 2.68)

With radiator.



### **BEDROOM FOUR TO FRONT**

8'3" x 8'4" (2.52 x 2.545)

With radiator.

### **BATHROOM TO SIDE**

5'4" x 5'6" (1.64 x 1.70)

With panelled bath, pedestal wash hand basin, contrasting tiled surrounds, radiator.



## SEPARATE WC

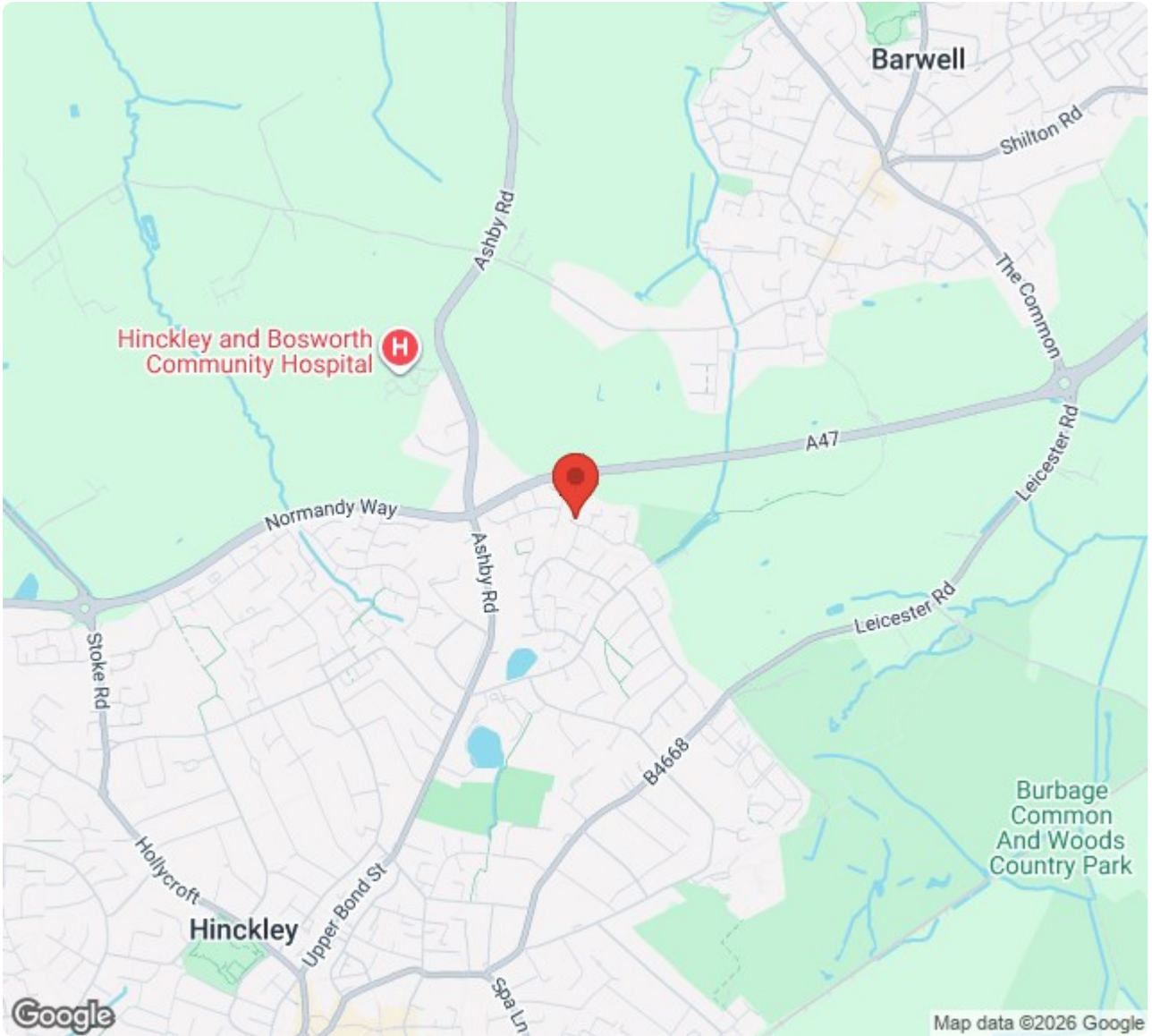
With low level WC.



## OUTSIDE

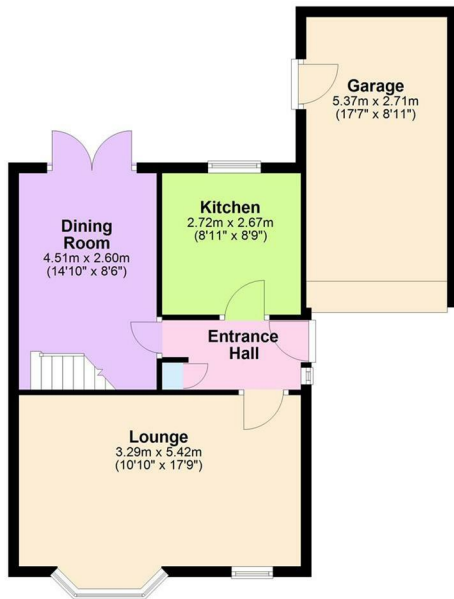
The property is nicely situated in a cul de sac, set back from the road, front garden principally laid to lawn, further lawn side garden to the left hand side of the property. Tarmac driveway leads down the righthand side of the property offering ample carparking leading to a single brick built garage (5.37m x 2.71m) with up and over door to front, the garage has light and power, pitched roof offering further storage also houses the gas meter, timber racking to the back of the garage a wood panel glazed door leads 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 with surrounding beds, timber decking patio, outside tap, outside light.





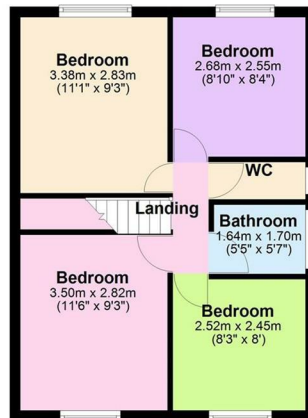
**Ground Floor**

Approx. 56.7 sq. metres (609.9 sq. feet)



**First Floor**

Approx. 41.9 sq. metres (450.8 sq. feet)



Total area: approx. 98.5 sq. metres (1060.8 sq. feet)

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>		71	78
(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			
<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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