



26 DRAKE WAY, HINCKLEY, LE10 1UW

ASKING PRICE £360,000

NO CHAIN. Impressive modern detached family home, sought after and convenient location within walking distance of the town centre, local schools, Morrisons, ASDA, parks, open countryside, bus service and good access to major road links. Immaculately presented including white panel interior doors, Amtico flooring, feature marble fireplace, refitted kitchen and bathrooms, gas central heating, UPVC SUDG and UPVC soffits and facias.

Spacious accommodation offers entrance hall, lounge, dining room, UPVC SUDG conservatory with solid roof, kitchen, utility room and separate WC. Four bedrooms, main with fitted wardrobes and en suite shower room and further family shower room. Wide driveway to single garage. Well kept sunny rear garden. Viewing recommended.

Carpets, curtains, blinds and light fittings included. Some furniture available via separate negotiation.



TENURE

Freehold

ACCOMMODATION

Attractive UPVC SUDG and coloured leaded front door with outside uplighters on a timer leading to

ENTRANCE HALLWAY

With single panelled radiator. Amtico wood grain flooring in herringbone style, thermostat for central heating system, smoke alarm, coving to ceiling. Keypad for wireless burglar alarm system. Stairway to first floor. Attractive white four panel interior doors to

FRONT LOUNGE

14'6" x 12'8" (4.42 x 3.87)

With feature Italian white marble fireplace incorporating a living flame coal effect gas fire, radiator, TV and telephone points including BT fibre broadband. Coving to ceiling.



REAR DINING ROOM

8'9" x 10'4" (2.67 x 3.15)

With single panelled radiator, coving to ceiling, UPVC SUDG sliding patio doors to



UPVC SUDG CONSERVATORY

11'6" x 11'1" (3.52 x 3.40)

With ceramic tile flooring, three double power points. The conservatory has a solid roof with inset ceiling spotlights on a dimmer switch. UPVC SUDG French doors leading to the rear garden. Conservatory blinds included.



REAR FITTED KITCHEN

10'4" x 11'10" (3.16 x 3.62)

With a range of beech fitted kitchen units consisting inset circular stainless steel sink unit and matching drainer, mixer tap above, double base unit beneath. Further matching range of floor mounted cupboard units and drawers. Contrasting roll edged working surfaces above with inset four ring Bosch stainless steel gas hob unit, BOSCH double fan assisted oven with grill beneath, integrated extractor hood above. Tiled splashbacks, further matching range of wall mounted cupboard units and plinth above the sink unit with inset spotlights. Radiator. Amtico woodgrain flooring. Door to walk in under stairs storage cupboard with fitted shelving, Amtico flooring and wine rack. Door to



UTILITY ROOM

6'1" x 8'0" (1.86 x 2.46)

With matching units from the kitchen consisting inset single drain stainless steel sink, mixer tap above, double base unit beneath. Contrasting roll edged working surfaces above, tiled splashbacks, further matching wall mounted cupboard units. Appliance recess points, plumbing for automatic washing machine, venting for tumble dryer. Amtico wooden flooring, radiator. Wall mounted Worcester gas condensing combination boiler for central heating and domestic hot water, with built in programmer. UPVC SUDG to the rear garden, door to



REFITTED WC

With white suite consisting low level WC, vanity sink with gloss white cupboard beneath, tiled splashbacks, Amtico woodgrain flooring and radiator.



FIRST FLOOR LANDING

With white spindle balustrades, door to airing cupboard with fitted shelving and radiator. Loft access with extending aluminium ladder for access, the loft is partially boarded with lighting.

REAR BEDROOM ONE

11'2" x 12'2" (3.42 x 3.71)

With a range of beech fitted bedroom furniture fitted by Sharps consisting one double, one corner and one single wardrobe unit, two matching bedside cabinets, plinth above the bed head. Further matching chest of drawers, radiator, ceiling mounted fan light with remote control. Door to



EN SUITE SHOWER ROOM

6'2" x 5'1" (1.89 x 1.56)

With white suite consisting fully tiled shower cubicle with glazed shower door, vanity sink with gloss white double cupboard beneath, low level WC, contrasting fully tiled surrounds including the flooring. Chrome heated towel rail, inset spotlight and extractor fan.



FRONT BEDROOM TWO

11'1" x 11'8" (max) (3.38 x 3.56 (max))

With radiator, inset ceiling spotlights, UPVC SUDG bay window to front.



FRONT BEDROOM THREE

12'4" x 8'1" (3.78 x 2.48)

With radiator, inset ceiling spotlights.



FRONT BEDROOM FOUR

9'3" x 7'10" (2.84 x 2.41)

With radiator.



REFITTED REAR SHOWER ROOM

8'1" x 6'4" (2.48 x 1.95)

With white suite consisting fully tiled double shower cubicle with rain shower above, vanity sink with gloss white double cupboard beneath, low level WC. Contrasting tiled surrounds, chrome heated towel rail, extractor fan and further loft access.



SINGLE INTEGRAL GARAGE

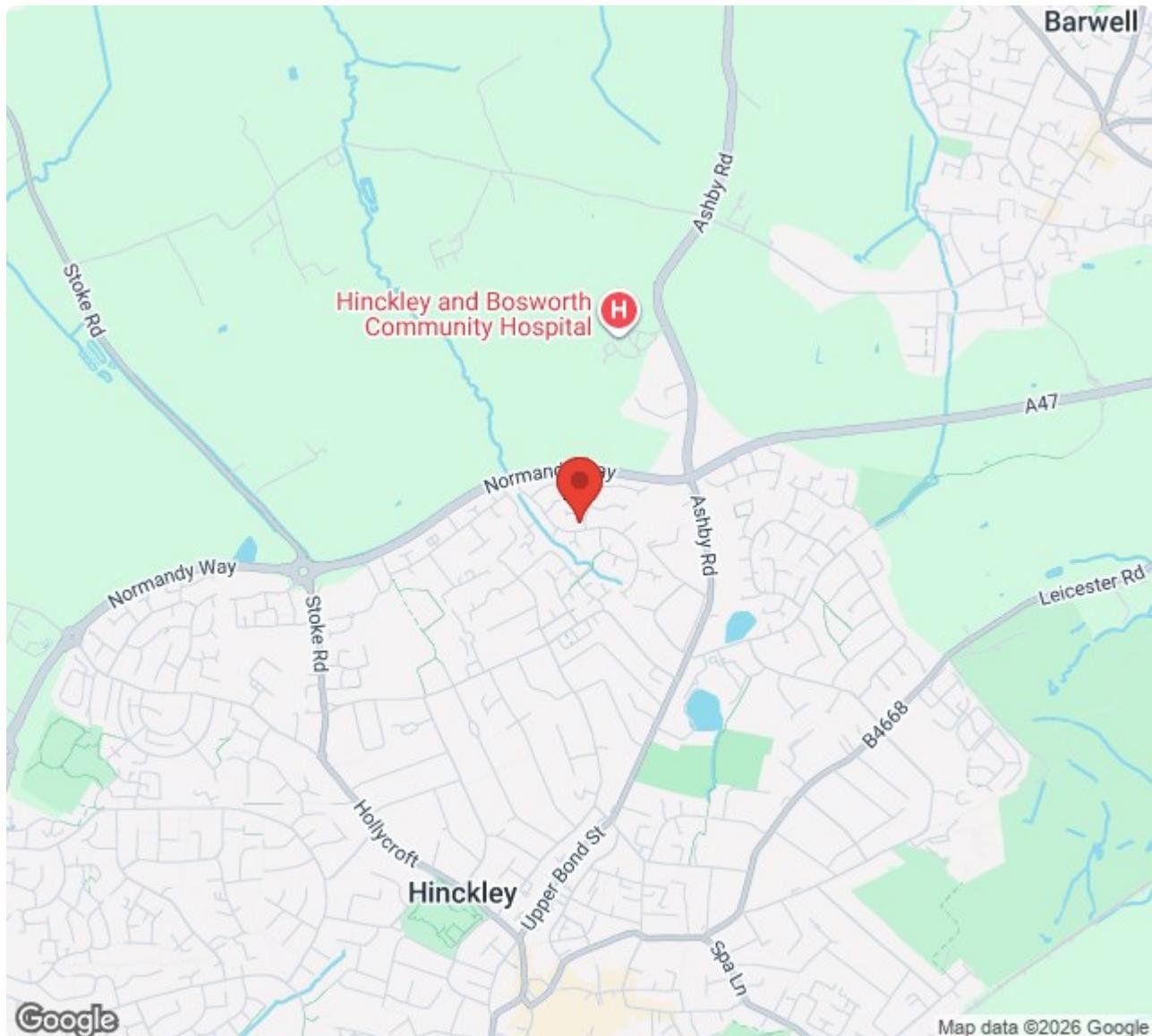
8'3" x 16'11" (2.54 x 5.17)

With double aluminium powder coated double doors to front, the garage has light and power, also a workbench included. Wall mounted storage cupboards.

OUTSIDE

The property is nicely situated set back from the road having a full width block paved driveway to front offering ample car parking. A timber gate and slabbed pathway lead down the side of the property 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 principally laid to lawn with surrounding well stocked beds and borders. Central water feature, timber shed, outside garden lighting. A cold water tap to side of the property. Outside security lighting and the garden has a sunny aspect.





Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs (92 plus) A	79
(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 2002/81/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	

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