

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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94 OUTLANDS DRIVE, HINCKLEY, LE10 0TW

£220,000

No Chain. Impressive modern Jelson built semi detached house on a large corner plot. Sought after convenient location within walking distance of a parade of shops, Sainsburys, doctors surgery, Battling Brook School, parks, bus service, the town centre and good access to major road links. Well presented and refurbished including white panel interior doors, spindle balustrades, oak strip flooring, coving, solid interior walls, feature fireplace, refitted kitchen and shower room, gas central heating, UPVC SUDG and UPVC soffits and fascias. Spacious accommodation offers entrance porch, lounge and dining kitchen, two double bedrooms main with Hammonds fitted bedroom furniture and shower room. Driveway to garage, front side and enclosed rear garden with shed. Carpets, curtains, blinds, light fittings and white goods included. Viewing recommended.



TENURE

No Chain
Freehold
Council tax band B

ACCOMMODATION

Attractive royal blue composite panel SUDG and leaded front door to

BRICK BUILT ENTRANCE PORCH

With oak strip flooring, radiator, overhead lighting, door to a coats cupboard, further door to a storage cupboard with fitted shelving housing the meters, white panel and glazed door to

LOUNGE TO FRONT

13'11" x 13'9" (4.25 x 4.20)

With feature fireplace having ornamental white wooden surrounds raised marble hearth and backing incorporating living flame coal effect gas fire, oak strip flooring, radiator, thermostat for the central heating system, telephone point, two matching wall lights and centre lights, coving to ceiling, TV aerial point, stairway to first floor with stained spindle balustrades, white wood panel and glazed double doors lead to



FITTED DINING KITCHEN TO REAR

13'9" x 8'6" (4.20 x 2.61)

With a range of cream fitted kitchen units consisting inset one and a half bowl single drainer stainless steel sink unit mixer taps above double base unit beneath, further matching floor mounted cupboard units and drawers, solid oak working surfaces above with concealed lighting, tiled splashbacks, further matching range of wall mounted cupboard units one concealing the Worcester gas condensing boiler for central heating and domestic hot water, stainless steel extractor hood, appliance recess points, plumbing for automatic washing machine, gas cooker point. (The white goods are included this includes washing machine, cooker and a fridge freezer), ceramic tiled flooring, radiator, UPVC SUDG sliding patio doors lead to the rear garden. (Power points, light switches in the dining kitchen are in chrome).



FIRST FLOOR LANDING

With radiator, door to the airing cupboard housing the factory lag cylinder fitted immersion heater for supplementary hot water it also houses the digital programmer and thermostat for the central heating system, loft access with extending aluminium ladder for access, attractive four white panel interior doors to

BEDROOM ONE TO FRONT

13'11" x 10'9" (4.25 x 3.29)

With a range of Hammonds fitted bedroom furniture in cream consisting one double and one single wardrobe unit, two matching bedside cabinets, further dressing table with six drawers beneath stool mirror and cupboards above, oak strip flooring, radiator, coving to ceiling.



BEDROOM TWO TO REAR

11'9" x 7'8" (3.60 x 2.35)

With oak strip flooring, radiator, coving to ceiling.



REFITTED SHOWER ROOM TO REAR

5'9" x 6'3" (1.77 x 1.92)

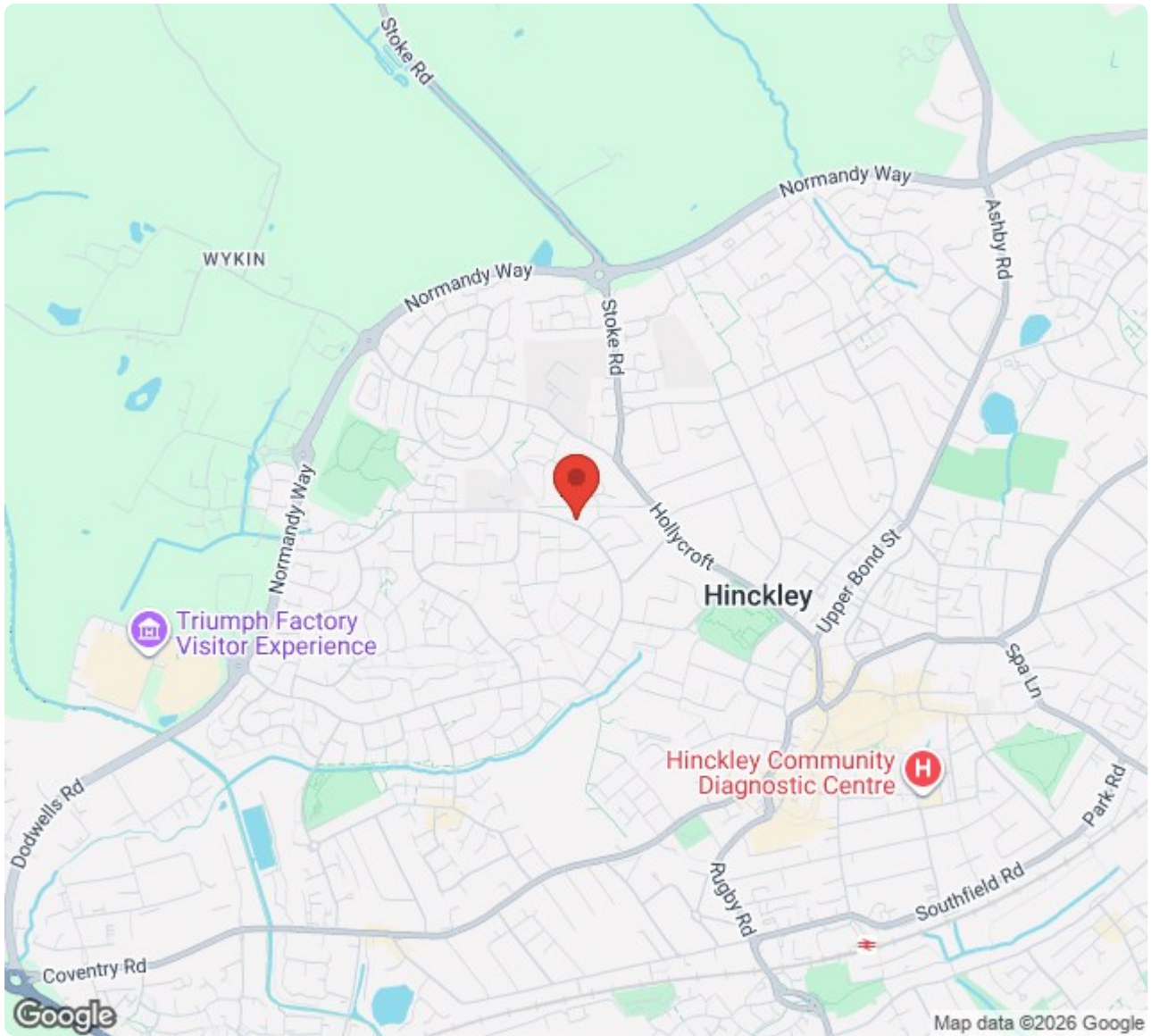
With white suite consisting of a fully tiled walk in shower with glazed shower screen, vanity sink unit with gloss white drawers beneath illuminated mirror and shaving mirror above, low level WC, contrasting fully tiled surrounds including the flooring, inset ceiling spotlights, extractor fan, chrome heated towel rail.



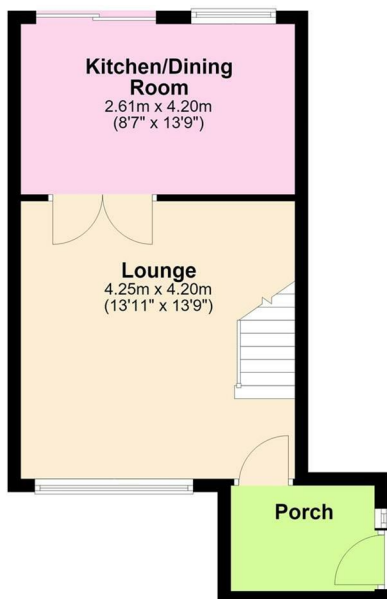
OUTSIDE

Outside the property is nicely situated on a large corner plot set back from the road screened behind a brick retaining wall and post and chain link fencing. The front garden is hard landscaped in Astroturf with surrounding slate beds and borders. To the side of the property are further well stocked bed, flagstone pathways and lawn areas. An ornamental wrought iron gate and indian stone slate chipping pathway leads down the side of the property where there is a timber shed beyond which is the rear garden enclosed by panel fencing and high brick retaining wall hard landscaped indian stone patio adjacent to the rear of the property beyond which the garden is in slate chippings with surrounding beds there is also a power point and outside tap. To the bottom of the garden there is a detached brick built garage (2.50m x 4.87m) with up and over door to front, side pedestrian door and window and a tarmac car parking space to front.

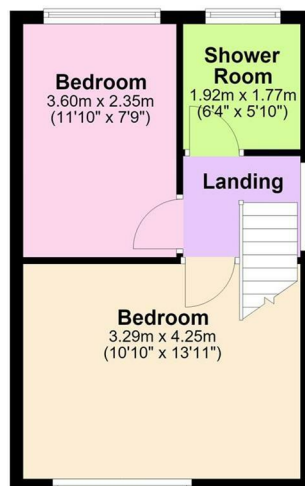




Ground Floor



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		
	58	72
England & Wales EU Directive 2002/91/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		
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