

Scrivins & Co Ltd 98 Castle Street, Hinckley, Leicestershire, LE10 1DD
Company Number: 11832775 (Registered in England and Wales)

T 01455 890480 E sales@scrivins.co.uk W scrivins.co.uk



85 SAN SOME DRIVE, HINCKLEY, LE10 0YJ

ASKING PRICE £275,000

Impressive 2016 Taylor Wimpey built Croft design 3 storey family home overlooking Ashby canal. Sought after and convenient small cul de sac development within walking distance of Westfield junior school, a parade of shops, post office, the town centre, the crescent, doctors surgery, dentists, bus and stations, parks and good access to the A5 and M69 motorway. Immaculately presented NHBC guaranteed, energy efficient with a range of good quality fixtures and fittings including white panelled interior doors, spindle balustrades, ceramic/ wooden flooring, wired in smoke alarms, spotlights, CCTV, gas central heating, UPVC SUDG and UPVC soffits and fascias. Spacious accommodation offers entrance hall, separate WC, fitted dining kitchen and lounge. 3 double bedrooms (main with en suite shower room) and family room. Double driveway, enclosed sunny rear garden with shed. Viewing recommended. Carpets and blinds included.



TENURE

Freehold

Council tax band= C

ACCOMMODATION

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

ENTRANCE HALLWAY

With grey ceramic tiled flooring, radiator, digital thermostat for the central heating system, wired in smoke alarm, wall mounted consumer unit, stairway to first floor with white spindle balustrades, useful under stairs storage cupboard beneath, attractive white four panelled interior doors to



SEPARATE WC

With white suite consisting low level WC, pedestal wash hand basin, contrasting tiled surrounds including the flooring, inset ceiling spotlights and extractor fan.



FITTED DINING KITCHEN TO FRONT

11'3" x 8'5" (3.44 x 2.57)

With a fashionable range of white wood grain fitted kitchen units consisting inset white one and a half bowl, single drainer resin sink unit, mixer tap above and cupboard beneath. Further matching floor mounted cupboard units and four drawer units, contrasting grey working surfaces above with inset four ring ceramic hob unit, double fan assisted oven with grill beneath, stainless steel splash back and stainless-steel chimney extractor above and matching upstands. Further matching range of wall mounted cupboard units one concealing the gas condensing combination boiler for central heating and domestic hot water, integrated washing machine, dishwasher and fridge freezer, ceramic tiled flooring, radiator, inset ceiling spotlights and extractor fan.



REAR LOUNGE

15'8" x 12'0" (4.78 x 3.68)

With grey oak laminate wood strip flooring, two radiators, TV aerial point for a wall mounted flat screen TV and UPVC SUDG finch doors to the rear garden.



FIRST FLOOR LANDING

With white spindle balustrades, wired in smoke alarm, radiator and stairway to second floor with white spindle balustrades.

BEDROOM TWO TO REAR

15'8" x 11'6" (4.78 x 3.53)

With radiator and UPVC SUDG French doors to a juliet balcony.



BEDROOM THREE TO FRONT

8'5" x 8'11" (2.57 x 2.74)

With radiator, TV and telephone point.



FAMILY BATHROOM

8'4" x 5'6" (2.56 x 1.68)

With white suite consisting panelled bath, main shower unit above, glazed shower screen to side, pedestal wash hand basin, low level WC, contrasting tiled surrounds, chrome heated towel rail, inset ceiling spotlights and extractor fan.



SECOND FLOOR LANDING

With single panelled radiator, wired in smoke alarm and built-in storage cupboard.



BEDROOM ONE

12'4" x 20'5" (3.77 x 6.23)

With double panelled radiator, TV aerial point, loft access, which is fully boarded, door to



EN SUITE SHOWER ROOM TO REAR

4'7" x 8'3" (1.42 x 2.54)

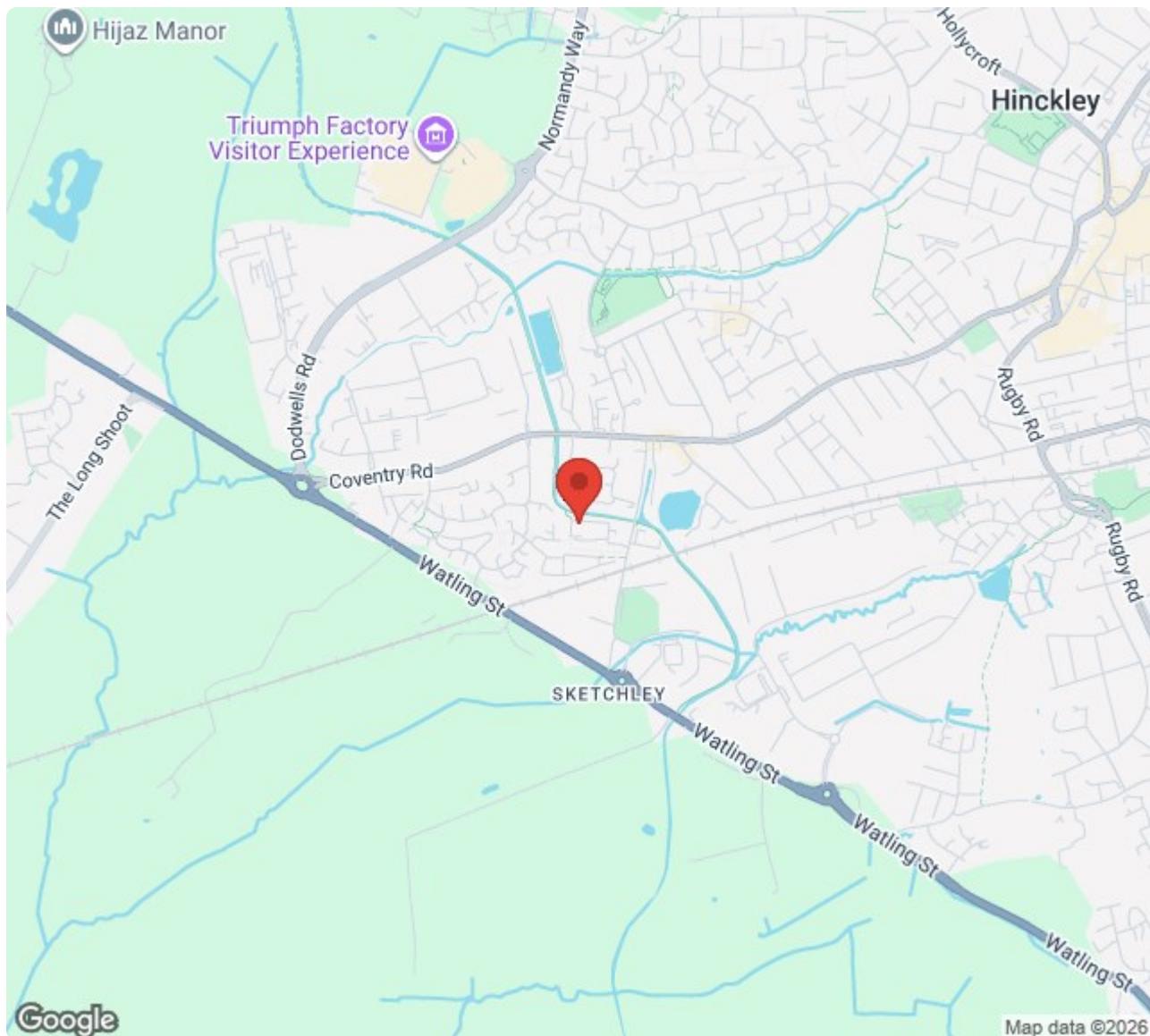
With white suite consisting fully tiled double shower cubicle with glazed shower doors, pedestal wash hand basin, low level WC, contrasting tiled surrounds, shaver point, inset ceiling spotlights and extractor fan.



OUTSIDE

The property is nicely situated in a cul de sac, having an open aspect to front, set back from the road having a double width block paved driveway to front with an external electric car charging unit which has been professionally installed. A slabbed pathway and timber gate lead to the fully fenced and enclosed rear garden, which has a slabbed patio adjacent to the rear of the property, beyond which the garden is mainly laid to lawn with a sunny aspect as it is south facing. There is also a timber shed, outside lighting and a cold-water tap.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		94
(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		84	
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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Sales & Lettings

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