

# Scrivins & Co

## Sales & Lettings

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



**6 COTMAN DRIVE, HINCKLEY, LE10 0GB**

**OFFERS OVER £300,000**

**NO CHAIN!** Spacious three storey semi detached family home. Popular and convenient location within walking distance of a parade of shops, doctors surgery, schools, Morrisons supermarket, open countryside, the town centre and with good access to major road links. Well presented and benefiting from white panelled interior doors, tiled flooring, fitted wardrobes, gas central heating and UPVC SUDG. Accommodation offers breakfast kitchen, dining room, lounge and inner hallway. Four good sized bedrooms (main with en suite shower room) and bathroom. Front garden, driveway and enclosed rear garden. Carpets, blinds and light fittings included.



## TENURE

Freehold  
Council Tax Band B

## ACCOMMODATION

UPVC SUDG front door to

## BREAKFAST KITCHEN

9'4" x 15'10" (2.86 x 4.83)

With a range of floor standing fitted kitchen units with wood effect roll edge working surface above and inset composite one and a half bowl drainer sink with mixer tap. Double oven with gas hob and extractor above, space for a fridge freezer and washing machine. A further range of matching wall mounted cupboard units. Contrasting island unit with cupboard beneath and matching working surface above with seating. Tiled flooring, two radiators. White panelled interior door to



## DINING ROOM TO FRONT

7'10" x 10'10" (2.41 x 3.31)

With laminate wood strip flooring, radiator, fuse box and door to a large storage cupboard with lighting and power



### **LOUNGE TO REAR**

14'10" x 11'0" (4.53 x 3.36)

With laminate wood strip flooring, two radiators, door to an under stairs storage cupboard, TV aerial point and UPVC SUDG sliding doors to the rear garden. White panelled interior door to



### **INNER HALLWAY**

With stairway to the first floor, radiator and UPVC SUDG door to the rear garden.

### **FIRST FLOOR LANDING**

With smoke alarm and stairway to the second floor. White panelled interior door to

### **BEDROOM TWO TO REAR**

10'2" x 6'10" (3.11 x 2.09)

With built in double wardrobe unit with sliding doors and radiator.



### **BEDROOM THREE TO FRONT**

8'8" x 11'8" (2.66 x 3.57)

With a fitted built in wardrobe unit with sliding doors to front and radiator.



### BEDROOM FOUR TO REAR

7'1" x 8'10" (2.17 x 2.71)

With vinyl flooring and radiator.



### BATHROOM TO FRONT

8'0" x 8'4" (2.44 x 2.56)

With panelled bath with mixer tap and mains shower attachment above with screen to side. Low level WC, vanity sink unit with shelf and two drawers beneath. Chrome heated towel rail, tiled flooring, extractor fan and white panelled interior door to an airing cupboard.



### SECOND FLOOR LANDING

With smoke alarm and door into the eaves storage space. White panelled interior door to

### BEDROOM ONE

14'7" x 9'1" (4.45 x 2.78)

With laminate wood strip flooring, radiator, Velux window, access into the eaves storage space and white panelled door to



### EN SUITE SHOWER ROOM

5'2" x 7'5" (1.60 x 2.28)

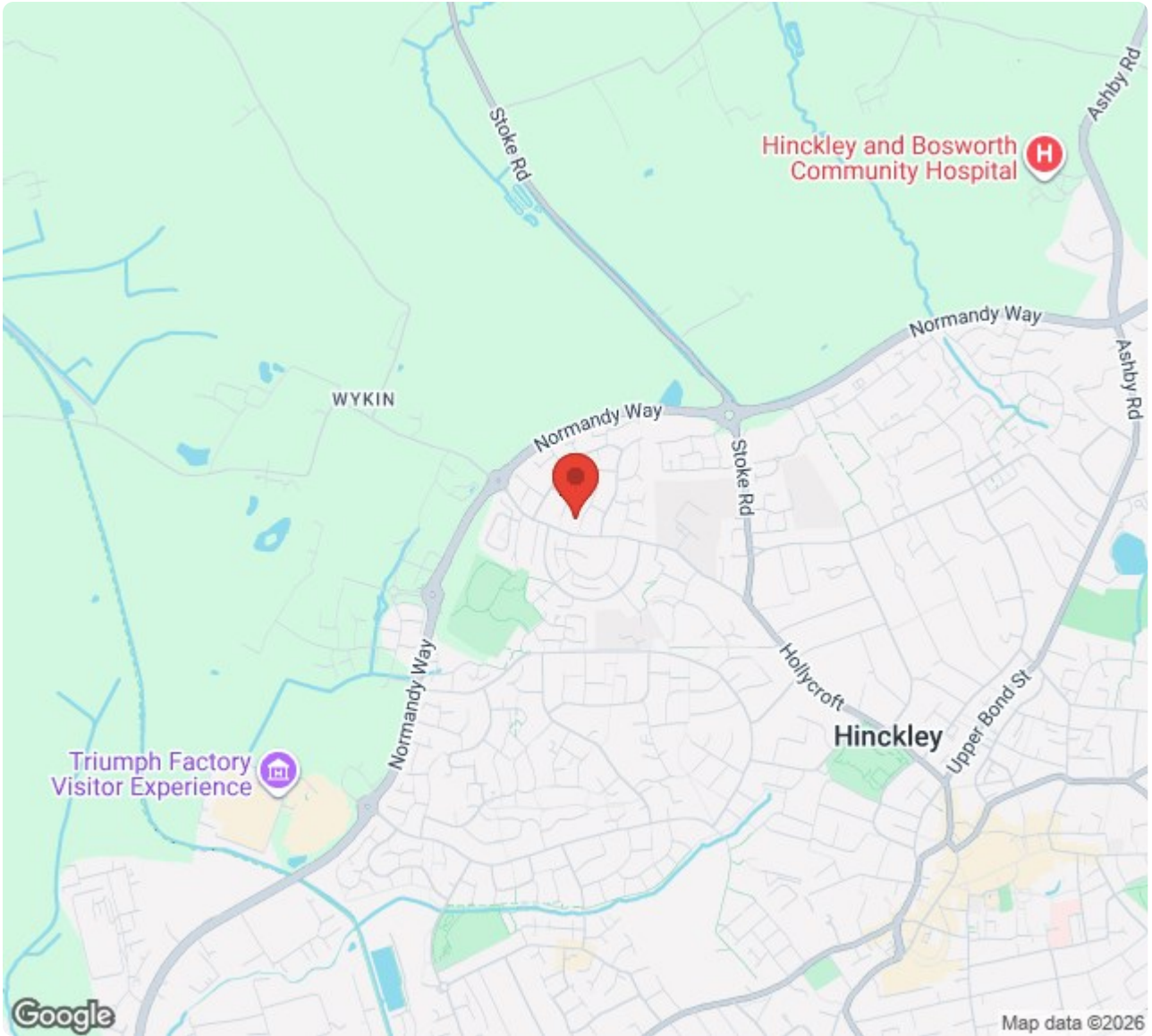
With a fully tiled shower cubicle with two mains shower attachments and sliding shower screen surrounding. Low level WC, vanity sink unit with double cupboard beneath, fully tiled surrounds and extractor fan. Chrome heated towel rail and vinyl flooring.



### OUTSIDE

The property is nicely situated at the end of a cul de sac with a tarmac driveway to front with a lawned front garden to side enclosed by hedging. Access down the right hand side of the property leads to the fully fenced and enclosed rear garden with a slabbed patio adjacent to the rear of the property, with outside lighting, beyond which the garden is principally laid to lawn with surrounding well stocked beds and borders.





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			
		77	81
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	



**Scrivins & Co**  
Sales & Lettings

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