

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



38 LOCHMORE DRIVE, HINCKLEY, LE10 0TZ

£260,000

NO CHAIN! Attractive semi detached family home. Sought after and convenient location within walking distance of a parade of shops, doctors surgery, Battling Brook School, parks, the town centre, The Crescent, train and bus stations and good access to major road links. Well presented and benefiting from refitted kitchen and bathroom, laminate wood strip flooring, white panelled interior doors, gas central heating and UPVC SUDG. Accommodation offers entrance porch, hallway, lounge, dining room and kitchen. Three good sized bedrooms and bathroom. Driveway to front and good sized enclosed rear garden. Carpets, blinds and light fittings, Range Cooker and tumble dryer included.



TENURE

Freehold
Council Tax Band B

ACCOMMODATION

UPVC SUDG door to

ENTRANCE HALLWAY

With tiled flooring, stairway to the first floor, radiator, cupboard housing the consumer unit, gas and electric meters. White panelled interior door to

LOUNGE TO FRONT

12'11" x 11'0" (3.94 x 3.37)

With feature fireplace consisting of a cream hearth and backing with matching mantle incorporating an electric fire. Laminate wood strip flooring, TV aerial point, coving to ceiling and opening through to



DINING ROOM TO REAR

7'9" x 8'3" (2.37 x 2.52)

With door to the under stairs storage cupboard, UPVC SUDG sliding door to the rear garden and white panelled sliding door to



KITCHEN TO REAR

11'7" x 5'6" (3.54 x 1.68)

With a range of fitted kitchen units with wood effect roll edge working surfaces above, one and a half bowl inset stainless steel drainer sink with mixer tap. A range of integrated appliances include the fridge freezer, washing machine and range cooker with five ring gas hob (included) with extractor above. Further range of matching wall mounted cupboard units, one housing the Valiant gas combination boiler for central heating and domestic hot water. Matching range of full height storage cupboard units, laminate wood strip flooring, inset ceiling spotlights and UPVC SUDG door to the rear garden.



FIRST FLOOR LANDING

With loft access which is majority boarded with lighting and a ladder. White panelled interior door to the storage cupboard and further white panelled interior door to

BEDROOM ONE TO FRONT

12'1" x 8'6" (3.70 x 2.60)

With a range of fitted bedroom furniture with integrated lighting with one double wardrobe unit, matching chest of drawers, range of cupboards above the bed, two matching bedside tables. Radiator.



BEDROOM TWO TO REAR

8'4" x 9'2" (2.56 x 2.80)

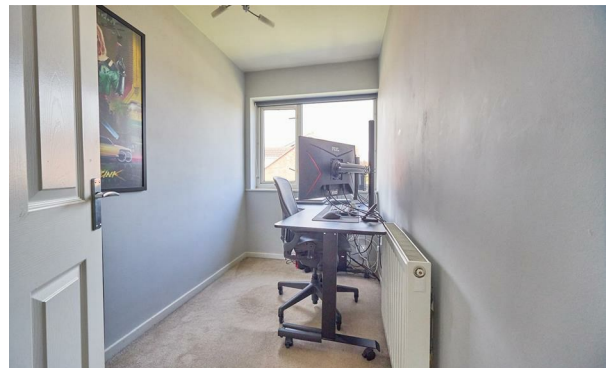
With radiator.



BEDROOM THREE TO REAR

5'4" x 9'2" (1.64 x 2.80)

With radiator.



REFITTED BATHROOM TO SIDE

6'7" x 5'5" (2.03 x 1.66)

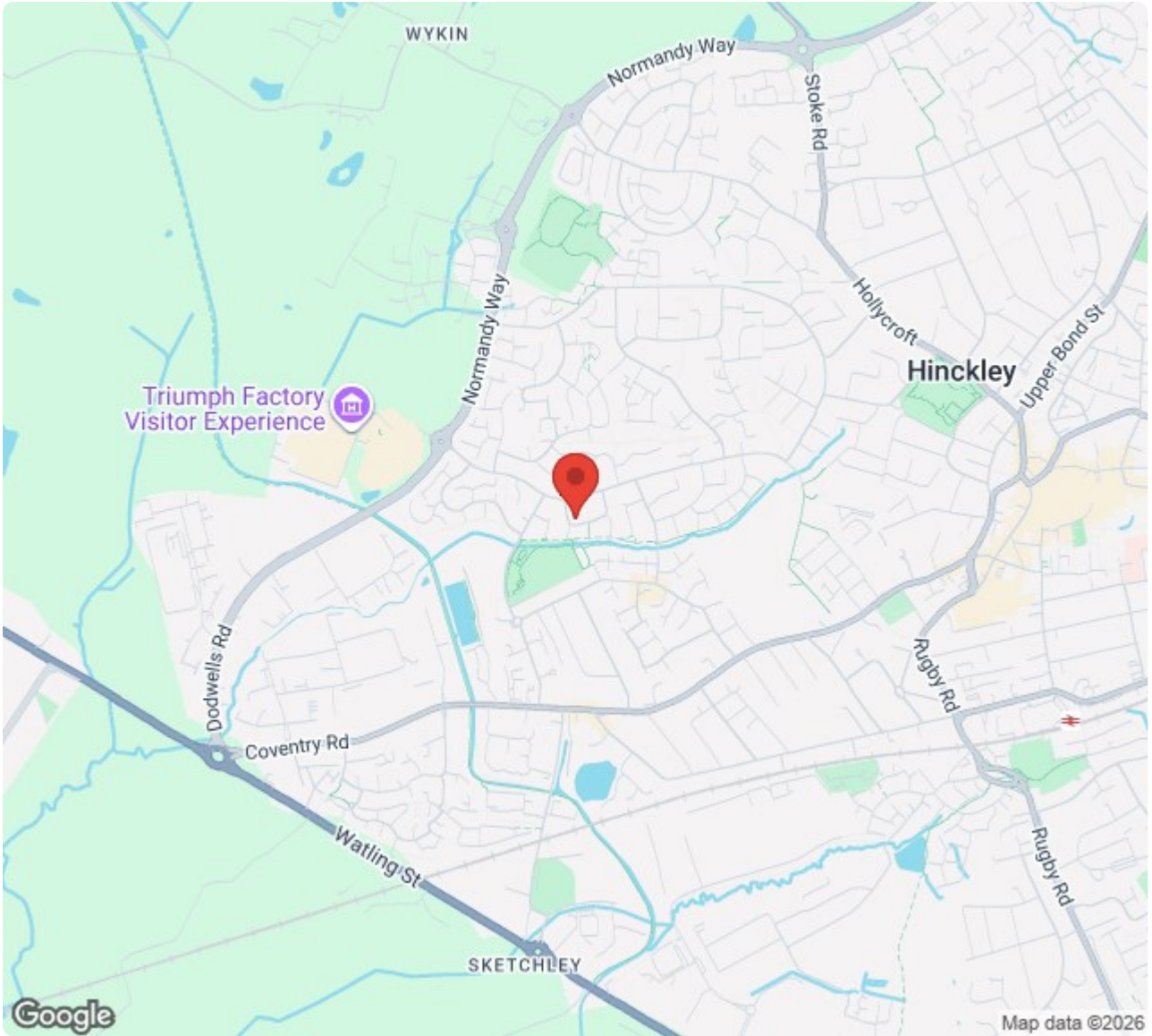
With white P shaped panelled bath with mixer tap and two mains shower attachments above with glazed shower screen to side. Vanity sink unit with two drawers beneath, low level WC, fully tiled surrounds including the flooring, Navy blue heated towel rail, inset ceiling spot lights and extractor fan.



OUTSIDE

Outside the property is nicely situated set back from the road with a tarmac driveway to front with stoned area to side, which has parking for three cars. Down the right hand side of the property a pedestrian offers access to the fully fenced and enclosed rear garden with a slabbed patio adjacent to the rear of the property and a pathway through the middle. The remainder of the garden is principally laid to lawn. There are two sheds with power and one houses the tumble dryer (included). Outside lighting and tap.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C			
(55-68) D		67	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
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			
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