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8 DONALD COBLEY CLOSE, HINCKLEY, LE10 0ZE

£110,000

SHARED OWNERSHIP 50% share. Impressive 2020 Countryside Homes built town house. Popular and convenient cul de sac location within walking distance of the town centre, the Crescent, schools, bus and train stations, ASDA and good access to major road links. Well presented, NHBC guaranteed, energy efficient with a range of good quality fixtures and fittings including white panelled interior doors, spindle balustrades, wired in smoke alarms, gas central heating, UPVC SUDG and UPVC soffits and fascias. Spacious accommodation offers lounge, fitted dining kitchen and separate WC. 2 good bedrooms and bathroom with shower. Driveway, front and good sized landscaped rear garden. Viewing recommended. Carpets included.



TENURE

LEASEHOLD

Nottingham Community Housing Association

125yrs from 2020

Rent - £265.25pcm

COUNCIL TAX BAND - B

EPC RATING - B

ACCOMMODATION

PVC pitched canopy porch with composite and SUDG front door to:

LOUNGE

13'10" x 16'3" (4.22 x 4.97)

Smoke alarm, doorbell chime, TV aerial point and panelled door to useful understairs storage cupboard with power, lighting and housing the consumer unit. Stairway to first floor with spindle balustrade.



SEPARATE WC

4'11" x 3'6" (1.51 x 1.09)

Pedestal wash hand basin with chrome mixer tap and tiled splashbacks and low level WC. Wood effect vinyl flooring, single panel radiator and extractor fan.



KITCHEN DINING ROOM

13'10" x 9'10" (4.23 x 3.00)

Range of floor standing matt finish floor mounted cupboard units with brushed chrome handles and laminate wood effect roll edge worktop over with tiled splashbacks. Built in Zanussi oven, four ring gas hob and extractor above Inset one and a half bowl drainer sink with chrome mixer tap. Further matching range of wall hung kitchen cupboard units including one tall larder cupboard. Cupboard housing Vaillant gas combination boiler for central heating and domestic hot water. Wood effect vinyl flooring double panel radiator and heat detector. Composite and glazed door to rear garden.



FIRST FLOOR LANDING

Loft access with extending loft ladder (loft is fully boarded) and smoke alarm.

REAR BEDROOM ONE

13'9" x 9'1" (4.21 x 2.77)

Double panel radiator.



FRONT BEDROOM TWO

13'9" x 10'0" (4.21 x 3.06)

Double panel radiator and panelled door to overstairs storage cupboard with shelving and single panel radiator.



BATHROOM

5'6" x 6'6" (1.70 x 1.99)

Three piece suite consisting low level WC, pedestal wash hand basin with chrome mixer tap and tiled splashbacks. Panelled bath with glazed shower screen with chrome mixer tap and shower attachment above. Tiled surrounds, tiled flooring, heated towel rail, inset ceiling spotlights and extractor fan.

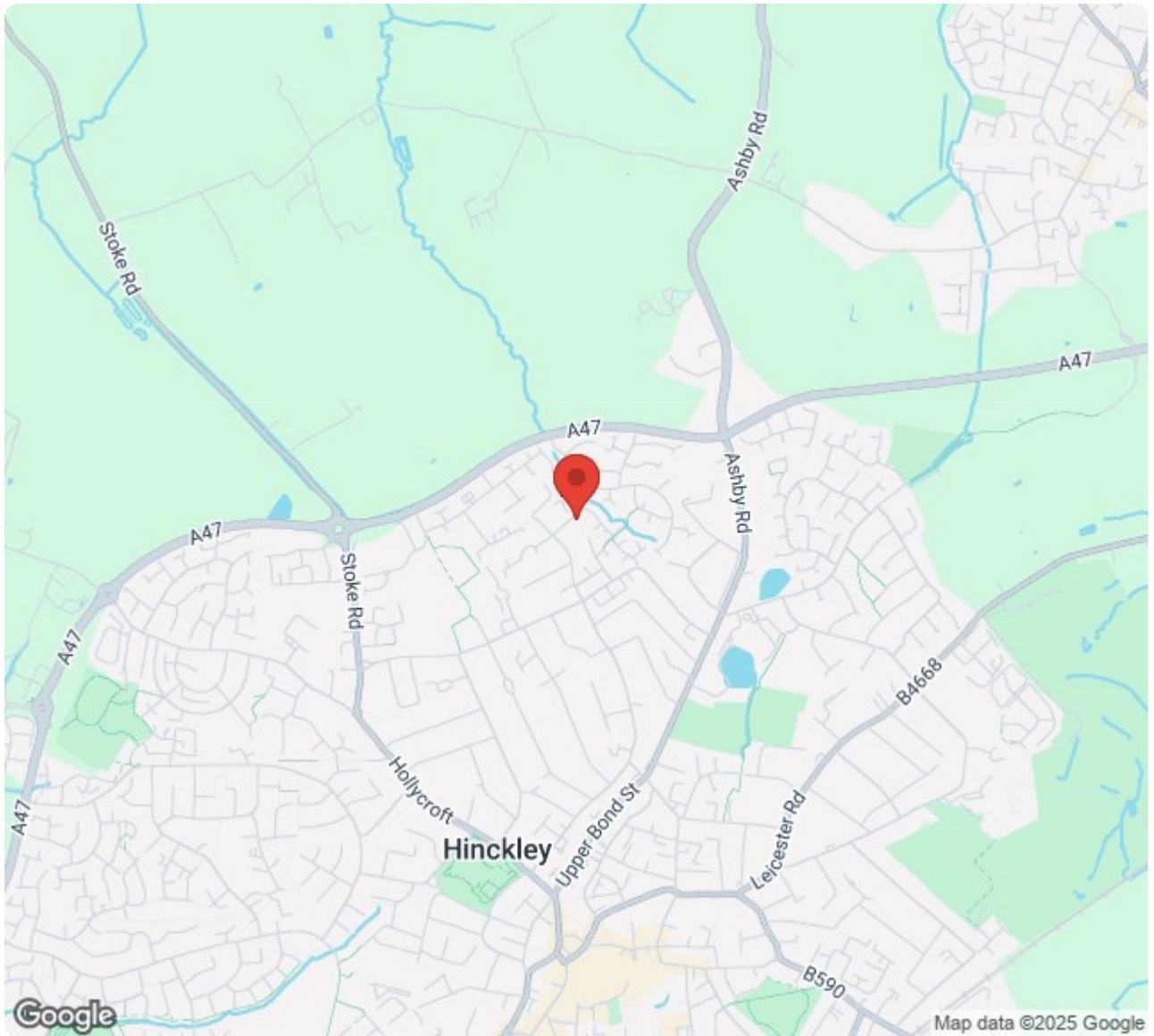


OUTSIDE

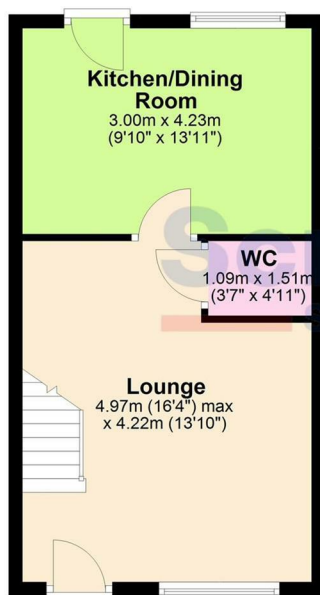
The property is set back from the road with double Tarmac driveway with block paved and concrete path leading to the front door surrounded by mature shrubs. To the rear is a concrete slabbed patio adjacent to the rear of the house with raised sleeper beds. Further area of decorative stone. Alluminium pergola and pedestrian gate to side. Outside lighting, tap and power point.



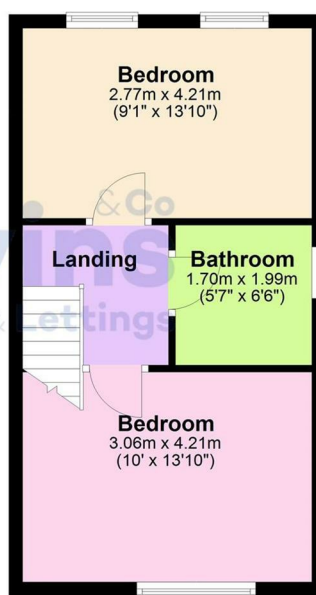




Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		96
(92 plus) A		
(81-91) B	83	
(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 2002/91/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		