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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95 SANSOME DRIVE, HINCKLEY, LE10 0YJ

OFFERS OVER £200,000

Impressive 2015 Taylor Wimpey built Penarth design town house close to Ashby Canal. Sought after and convenient cul de sac location within walking distance of a parade of shops Westfield Junior School, the Town, the Crescent, train and bus station and good access to the A5 and M69 motorway. Immaculately presented with a range of good quality fixtures and fittings including white panelled interior doors, wooden flooring, spindle balustrades, spotlights, wired in smoke alarms, gas central heating, UPVC SUDG and UPVC soffits and fascias. Offers entrance hall, separate WC, fitted kitchen and lounge dining room. Two double bedrooms and bathroom with shower. Driveway. Well kept front and rear garden with shed. Viewing recommended. Carpets and blinds included.

TENURE
Freehold
Council Tax Band B

ACCOMMODATION
Open canopy porch with outside lighting. Attractive composite panelled and SUDG front door to

ENTRANCE HALLWAY
With laminate wood strip flooring, single panelled radiator, keypad for burglar alarm system, telephone point, wired in smoke alarm, digital thermostat for central heating and domestic hot water. Stairway to first floor with white spindle balustrades. Attractive white four panelled interior doors to

SEPARATE WC
With white suite consisting low level WC, pedestal washing basin, contrasting half tiled surrounds, radiator, wall mounted consumer unit.

FITTED KITCHEN TO FRONT
9'10" x 5'3" (3.01 x 1.61)
With a fashionable range of cream fitted kitchen units with soft close doors consisting inset one and a half bowl single drainer stainless steel sink unit with mixer taps above and double base unit beneath, further matching floor mounted cupboard units and four drawer unit, contrasting wood grain working surfaces above with inset four ring stainless steel gas hob unit, single fan assisted oven with grill beneath, stainless steel splashbacks, stainless steel chimney extractor above, matching up stands. Further matching wall mounted cupboard units, one concealing the gas condensing combination boiler for central heating and domestic hot water, integrated fridge freezer and washing machine, kick panel heaters, laminate wood strip flooring, inset ceiling spotlights, wired in smoke alarm.

LOUNGE DINING ROOM TO REAR
12'2" x 14'8" (3.71 x 4.48)
With laminate wood strip flooring, two radiators, digital thermostat for central heating system, TV aerial point including Sky, useful under stairs storage cupboard, UPVC SUDG French doors to rear garden.

FIRST FLOOR LANDING
With white spindle balustrades, radiator, wired in smoke alarm, loft access.

BEDROOM ONE TO REAR

12'0" x 8'3" (3.68 x 2.52)

With a range of fitted bedroom furniture in cream consisting two double wardrobe units, radiator, TV aerial point.

BEDROOM TWO TO FRONT

12'1" x 8'7" (3.70 x 2.64)

With radiator, telephone point, built in linen cupboard/ storage cupboard.

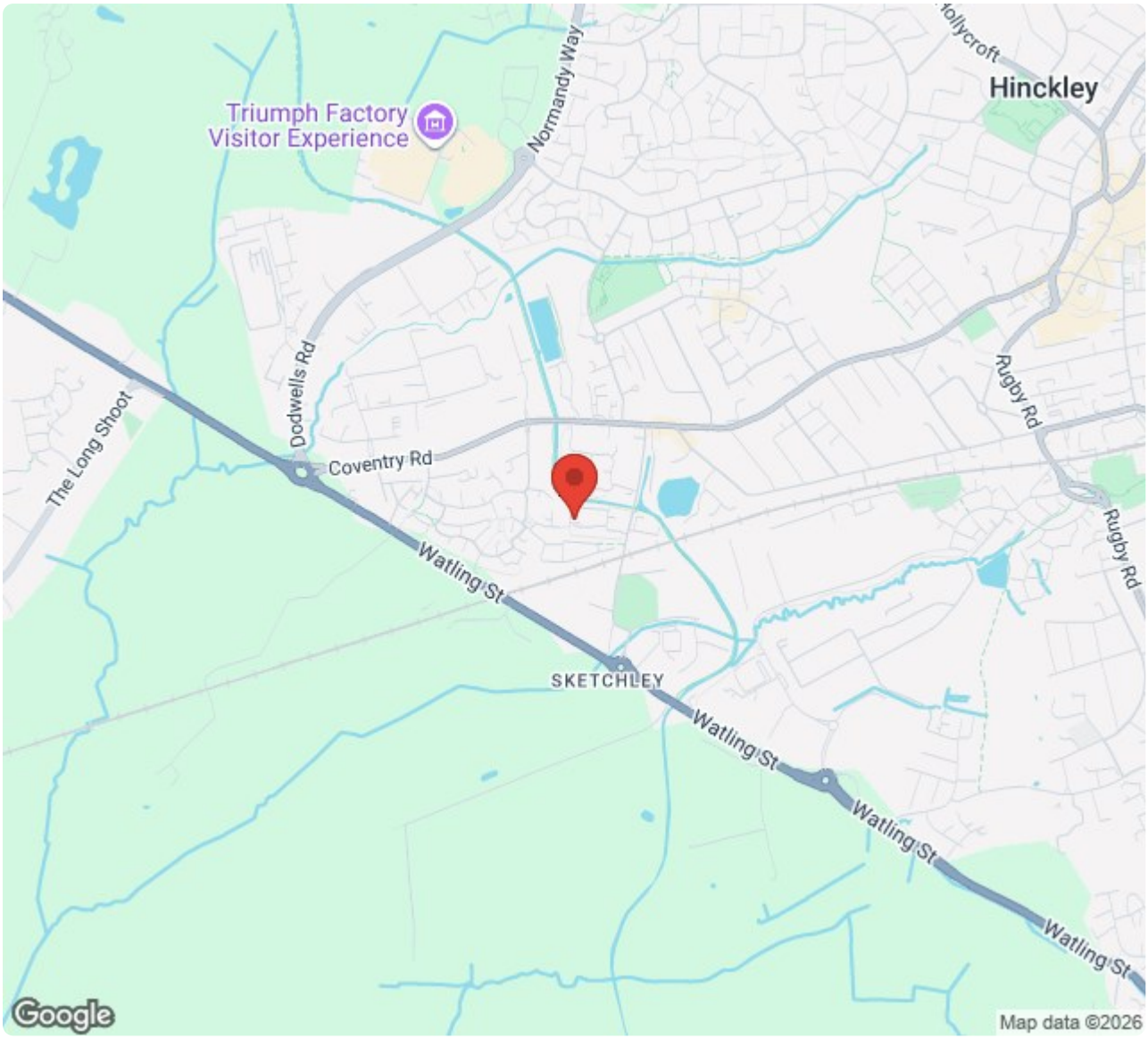
BATHROOM

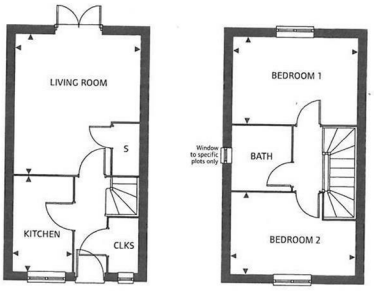
7'3" x 5'6" (2.23 x 1.69)

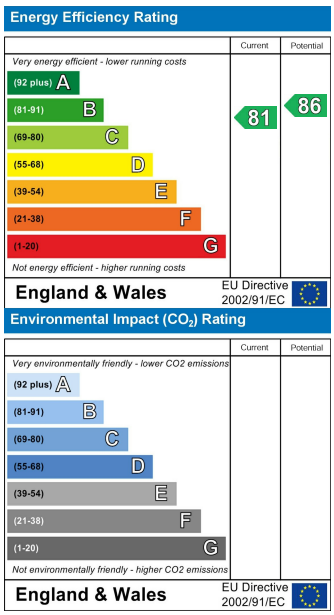
With white suite consisting panelled bath, shower unit above and glazed shower screen to side, pedestal washing basin, low level WC, contrasting tiled surrounds, chrome heated towel rail, extractor fan, inset ceiling spotlights, shaver point.

OUTSIDE

The property is nicely situated at the head of a cul de sac, set back from the road having a block paved car parking space to front. The front garden has slate chippings and shrubs. A timber gate offers access to the fully fenced and enclosed rear garden which has been landscaped having a full width slabbed patio adjacent to the rear of the property beyond which the garden is principally in AstroTurf. A slabbed pathway leads to the top of the garden where there is a timber shed.







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