

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

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33 KENMORE DRIVE, HINCKLEY, LE10 0TP

OFFERS OVER £190,000

NO CHAIN. Modern Jelson built semi detached family home. Sought after and convenient cul-de-sac location within walking distance of Battling Brook school, a parade of shops, doctors surgery, Hollycroft park, the town, the Crescent, doctors, dentists, train and bus stations and with good access to major road links. The property benefits from gas central heating and UPVC SUDG. Offers entrance porch and lounge/diner & kitchen. Two double bedrooms and shower room. Front and enclosed rear garden with space to the side of the property to extend (STPP) & shed. Carpets & curtains included. Contact agent to view.



TENURE

Freehold

Council tax band B

ACCOMMODATION

UPVC SUDG door to

ENTRANCE PORCH

4'10" x 3'0" (1.48 x 0.92)

With lighting, timber cupboard housing the fuse board, electric and gas meters, timber and glazed door to

LOUNGE

13'10" x 13'9" (4.24 x 4.21)

With double panelled radiator, feature fireplace with stone mantle backing and hearth incorporating an electric fire, intruder alarm keypad, Drayton heating thermostat, double timber doors to



KITCHEN

13'10" x 8'6" (4.23 x 2.61)

With wood effect laminate flooring. a range of beechwood floor standing kitchen cupboard units with brush chrome handles with stone effect working surfaces, one and a half drainer sink with chrome mixer tap, built in oven, four ring electric hob and extractor above, tiled splashbacks, single panel radiator, a range of matching wall cupboard units, inset spotlights, UPVC SUDG door for side access. Integral fridge and freezer.



FIRST FLOOR LANDING

With smoke alarm, loft access, cupboard housing shelving and the Valiant combination boiler for domestic hot water and gas central heating.

BEDROOM ONE TO FRONT

10'5" x 10'9" (3.20 x 3.28)

With single panel radiator, door to over stairs storage cupboard with shelving and hanging rail.



BEDROOM TWO TO REAR

7'8" x 11'8" (2.34 x 3.56)

With single panel radiator.



FAMILY BATHROOM

5'10" x 6'4" (1.78 x 1.95)

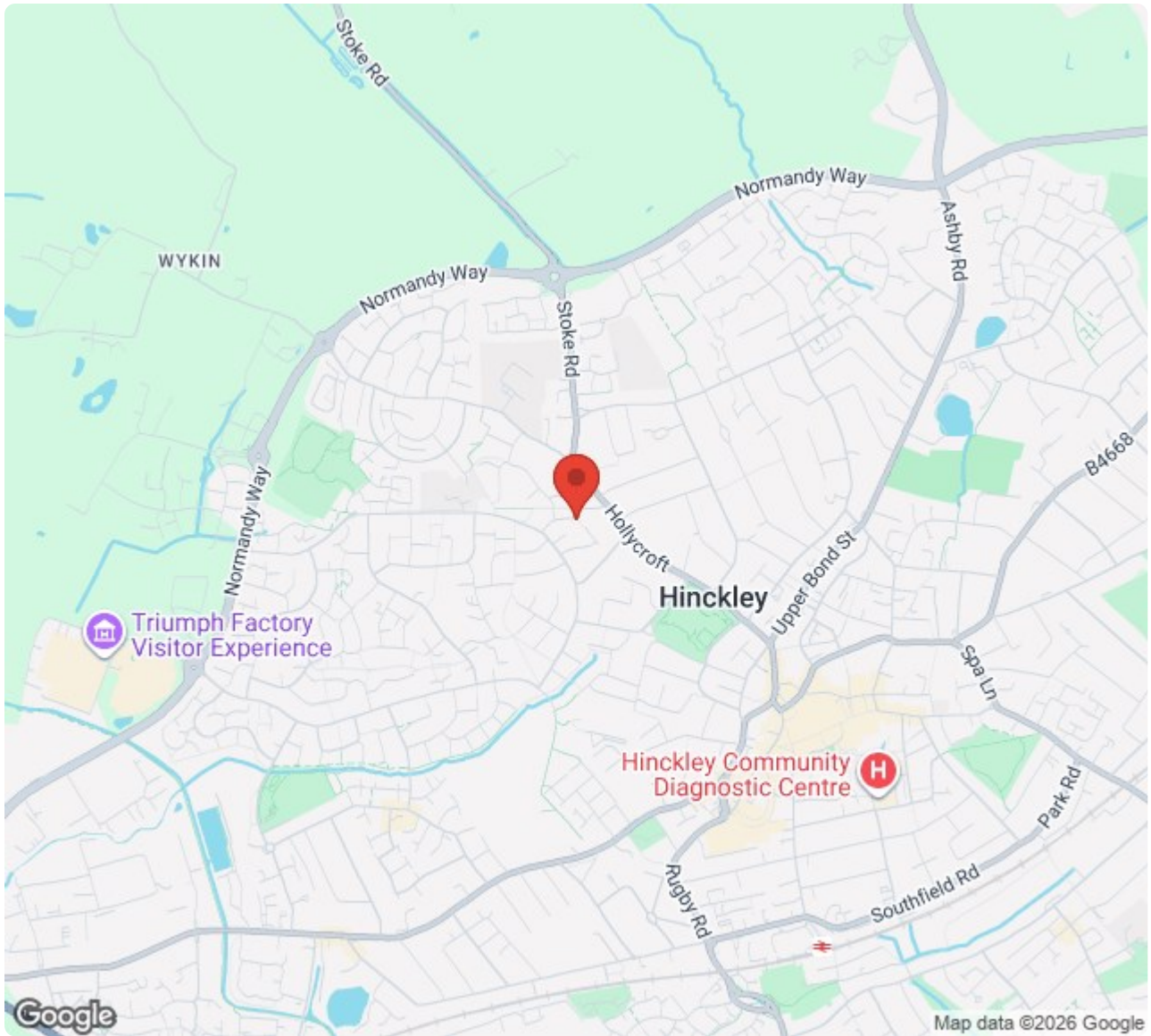
With vinyl flooring, three piece suite consisting low level WC, pedestal wash hand basin with chrome taps, panelled bath with chrome taps and wall mounted Myra electric shower, chrome towel heater.



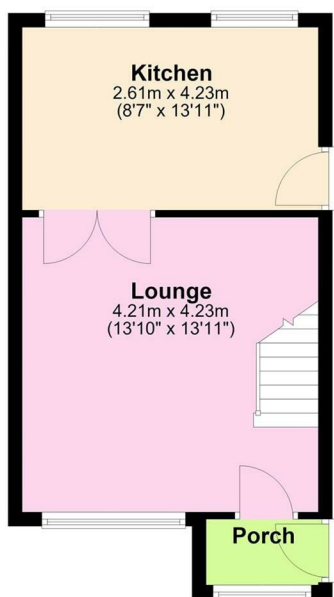
OUTSIDE

Outside the property to front the property is set back from a public footpath, the front garden is predominately laid to lawn enclosed with hedging and fencing, concrete slab leading to the timber gate for rear access. There is an area of decorative stone and concrete slabs to the side of the property which sits a timber shed. The rear garden is predominately laid to lawn enclosed with fencing and hedging with an outside tap and concrete slab path. There is a garage on block.

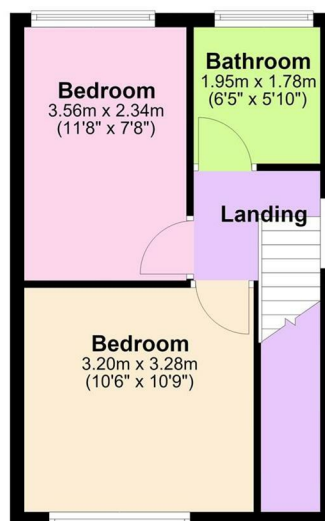




Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		71
(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		



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