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**



10 KENMORE DRIVE, HINCKLEY, LE10 0TP

OFFERS OVER £220,000

Modern Jelson built end terrace family home on a good sized plot. 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. Well presented and benefiting from feature fireplace, composite front door, gas central heating and UPVC SUDG. Accommodation offers entrance hallway, lounge diner and kitchen. Three bedrooms and shower room. Good sized front garden and enclosed rear garden. Garage en bloc. Carpets, blinds and light fittings included.







TENURE
Freehold
Council Tax Band B

ACCOMMODATION
Composite front door to the

ENTRANCE HALLWAY
With stairway to the first floor, radiator, cupboard housing the gas and electric meters and fuse box, thermostat for the central heating system, door to an under stairs storage cupboard and white panelled interior door to the

LOUNGE/DINER
13'1" x 19'1" (4.01 x 5.83)
With feature fireplace with stone hearth backing and mantle incorporating a coal effect gas fire, two radiators, coving to ceiling, white panelled sliding door to the







KITCHEN TO REAR
10'10" x 7'8" (3.31 x 2.34)
With a range of floor standing fitted kitchen units with marble effect roll edge working surface above, inset black composite drainer sink with mixer tap, under counter space for a dishwasher, washing machine, space for a gas cooker and a further range of matching wall mounted cupboard units, tiled splashbacks, vinyl flooring, radiator, UPVC SUDG door to the rear garden.



FIRST FLOOR LANDING
With loft access and white panelled interior door to

BEDROOM ONE TO REAR
8'11" x 11'8" (2.72 x 3.58)
With radiator.



BEDROOM TWO TO FRONT
9'11" x 8'11" (3.04 x 2.73)
With radiator.



BEDROOM THREE TO FRONT
9'8" x 6'11" (2.96 x 2.12)
With radiator.



SHOWER ROOM TO REAR
6'10" x 5'10" (2.10 x 1.79)
With a large fully tiled walk in shower cubicle with two mains shower attachments and glass screen to side, low level WC, vanity sink unit, fully tiled surrounds, tiled flooring, chrome heated towel rail.

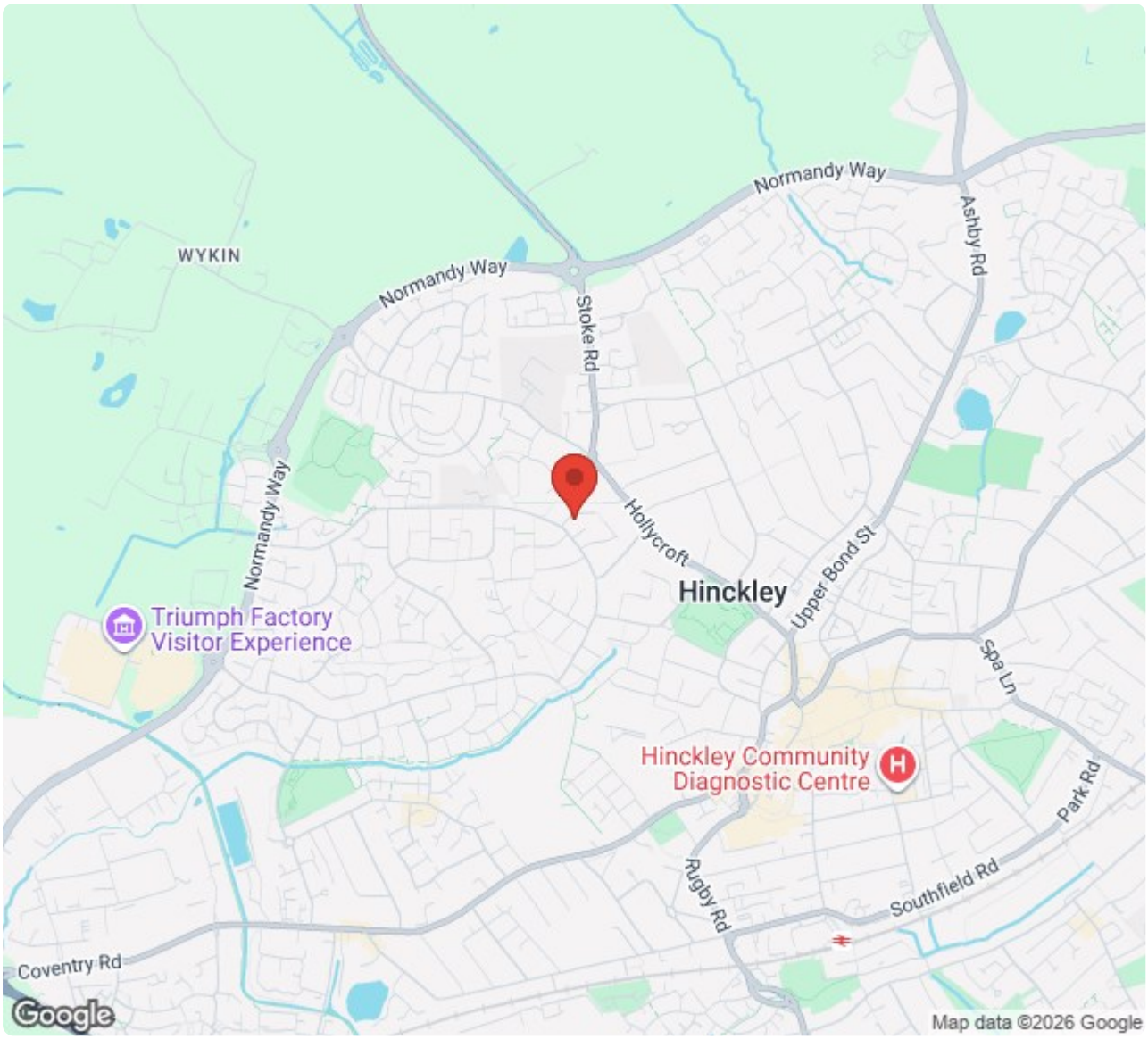


OUTSIDE
Outside the property is nicely situated set well back from the road off a pathway with the front garden which is principally laid to lawn and a slabbed pathway leads to the front door, access through a pedestrian gate down the left hand side of the property offers access to the fenced and enclosed rear garden with a slab patio adjacent to the rear of the property beyond which the garden is principally laid to lawn, a slab pathway leads to the bottom of the garden where there is a timber shed and a pedestrian gate which leading to a pathway. There is a single garage en bloc with pedestrian door to the rear garden.

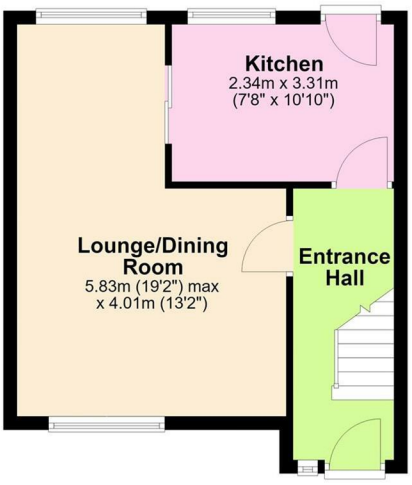




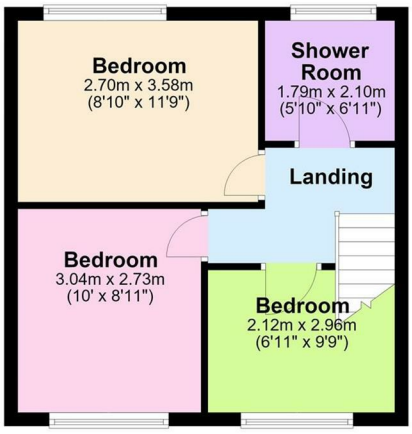


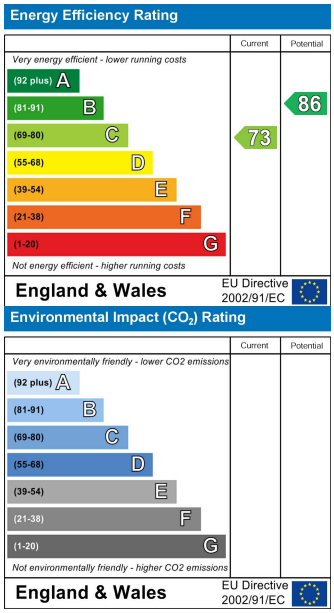


Ground Floor



First Floor





naea | propertymark PROTECTED
arla | propertymark PROTECTED

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