

# 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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## 2 MAROON DRIVE, HINCKLEY, LE10 2PF

**OFFERS OVER £340,000**

No Chain. Outstanding 2015 Charles Church Built detached family home. Sought after and convenient development with easy access to Burbage village centre, Hinckley Town Centre and good access to the A5 and M69 motorway. Immaculately presented, energy efficient, with a range of good quality fixtures and fittings including white panelled interior doors, spindle balustrades, wired in smoke alarms, spotlights, gas central heating, UPVC SUDG and UPVC soffits and fascias. Spacious accommodation offers entrance hall, separate WC, lounge, open plan living dining kitchen and utility space. 4 good sized bedrooms (main with en suite shower room) and family bathroom. Driveway to garage. Well kept front and enclosed rear garden. Viewing highly recommended.



## TENURE

Freehold  
Council Tax Band D

## ACCOMMODATION

Attractive composite front door to

## ENTRANCE HALLWAY

15'5" x 12'0" (4.70 x 3.66)

With grey wood effect laminate flooring, this also runs through the whole of downstairs of the property. Single panelled radiator, doorbell chime. wired in smoke alarm, Danfoss wall mounted heating programmer. Panelled door to under stairs storage cupboard. Panelled door to

## LOUNGE

10'7" x 18'6" (3.25 x 5.64 )

With bay window to front, two single panelled radiators. Panelled door to



## SEPARATE WC

2'11" x 5'10" (0.89 x 1.80)

With single panelled radiator, low level WC, pedestal wash hand basin and chrome mixer taps, tiled splashbacks. Wall mounted fuse board and extractor fan.

## UTILITY AREA

5'1" x 5'4" (1.57 x 1.63)

With single panelled radiator. Floor standing kitchen cupboard units with stone effect working surface. Extractor fan.

## KITCHEN/DINING AREA

19'11" x 10'7" (6.08 x 3.23)

With double panelled radiator. A range of grey wood effect floor standing kitchen cupboard units with brushed chrome handles and stone effect working surface, one and a half stainless steel drainer sink with brushed chrome mixer tap, double AEG oven with AEG four ring gas hob, extractor hood above. Tiled splashbacks. Further matching range of wall cupboard units, one housing the Gloworm combination boiler for domestic hot water and gas central heating, UPVC SUDG doors to the rear garden.



## FIRST FLOOR LANDING

With white spindle balustrade staircase, loft access. Panelled door to storage cupboard. Panelled door to

### **BEDROOM ONE TO FRONT**

10'7" x 11'3" (3.24 x 3.44)

With single panelled radiator, Danfoss heating thermostat. Double doors to wardrobe with shelving and hanging rails. Panelled door to



### **EN SUITE SHOWER ROOM**

7'8" x 4'8" (2.34 x 1.43)

With tile effect vinyl flooring, pedestal wash hand basin with chrome mixer taps, low level WC, shower enclosure with bar shower and tiled surrounds. Extractor fan and white towel heater. Door to



### **BEDROOM TWO TO REAR**

10'6" x 10'8" (3.22 x 3.26)

With single panelled radiator.



### **BEDROOM THREE TO REAR**

9'2" x 7'0" (2.81 x 2.15)

With single panelled radiator.



### **BEDROOM FOUR TO FRONT**

9'2" x 5'11" (2.81 x 1.82)

With single panelled radiator. Panelled door to



### **FAMILY BATHROOM**

4'9" x 7'6" (1.47 x 2.31)

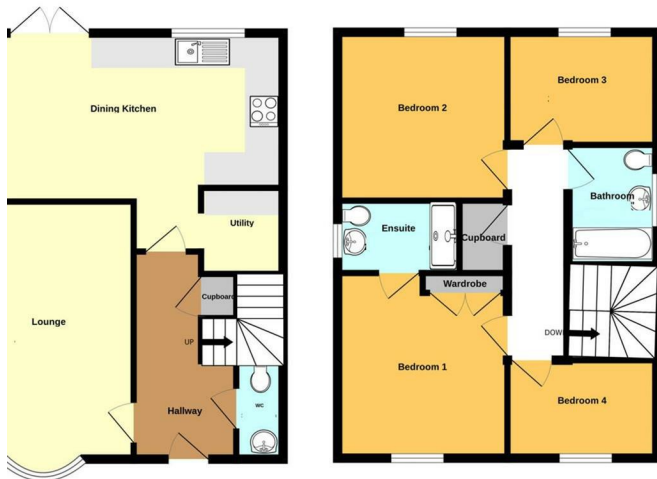
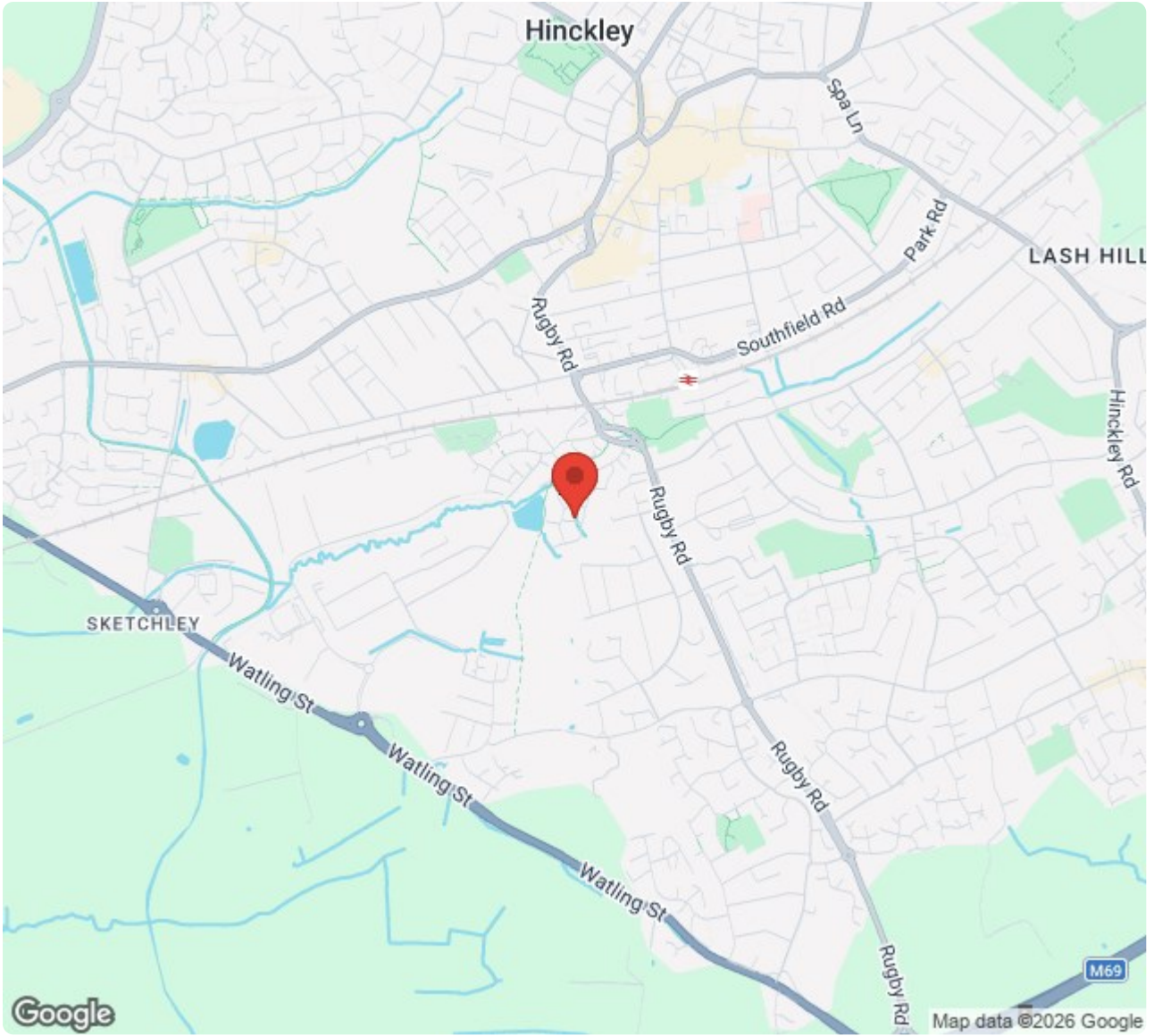
With concrete effect vinyl flooring, low level WC, pedestal wash hand basin and chrome mixer tap, tiled splashbacks and panelled bath with tiled surrounds, chrome mixer tap and hand attachment, extractor fan and chrome towel rail.



### **OUTSIDE**

The property to front has a tarmacadam driveway leading to a single garage with up and over door, electrics and lighting. A concrete slabbed path leads to the front door surrounded by mature shrubs there is also outside lighting. There is a car charger on the driveway which will stay at the property. The rear garden has a concrete slabbed patio it is fenced and enclosed. The majority of the garden is laid to lawn with an outside tap and further lighting.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
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