

# Scrivins & Co

## Sales & Lettings

Scrivins & Co Ltd 98 Castle Street, Hinckley, Leicestershire, LE10 1DD  
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**17 LISMORE DRIVE, HINCKLEY, LE10 0SR**

**OFFERS OVER £250,000**

Extended Jelson built semi detached family home on a large plot. Sought after and convenient location within walking distance of a parade of shops, doctors surgery, Battling Brook and Redmoor schools, Hollycroft Park, the town centre, the Crescent, train and bus stations and good access to major road links. Well presented benefiting from white panel interior doors, part gas central heating and UPVC SUDG. Spacious accommodation offers open plan lounge/dining room with feature fireplace, UPVC SUDG conservatory, kitchen, side porch and separate WC. Three double bedrooms, main with fitted wardrobes, bathroom, long driveway to detached garage, large front and enclosed rear garden. Contact agents to view. Carpets, blinds, light fittings and shed included.



## TENURE

Freehold

## ACCOMMODATION

Attractive UPVC SUDG front door with outside lighting to

## ENTRANCE HALLWAY

With oak finish laminate wood strip flooring, radiator, fitted meter cupboard, built in full height double clothes cupboard, telephone point. UPVC SUDG bay window to front, stairway to first floor. White wood panel and glazed double doors lead to



## THROUGH LOUNGE DINING ROOM L SHAPED

18'6" (max) x 19'10" (5.64 (max) x 6.06 )

With feature fireplace having ornamental wood surrounds, raised marble effect hearth and backing incorporating a gas fire and back boiler for central heating and domestic hot water. Radiator, TV aerial point including Sky, coving to ceiling, the dining area with double panelled radiator, coving to ceiling. UPVC SUDG french doors lead to the UPVC SUDG



## CONSERVATORY

9'5" x 9'6" (2.89 x 2.92)

With laminate wood strip flooring, two double power points, power point and TV aerial point for a wall mounted flat screen TV. Conservatory blinds are included. UPVC SUDG french doors leading to the rear garden.



### REAR KITCHEN

7'4" x 10'9" (2.24 x 3.29)

With a range of white fitted kitchen units consisting inset single drain stainless steel unit, double base unit beneath. Further matching floor mounted cupboard units and drawers, roll edge working surfaces above, tiled splashbacks. Further wall mounted cupboard units, appliance recess points. Gas cooker point, plumbing for automatic washing machine and dishwasher. Door to a pantry with fitted shelving and lighting. Wooden glazed door to



### SIDE PORCH

UPVC SUDG door to the side of the property

### SEPARATE WC

With white suite consisting low level WC.

### FIRST FLOOR LANDING

With single panelled radiator, coving to ceiling, loft access, the loft is partially boarded with lighting. Attractive white six panelled interior doors lead to

### REAR BEDROOM ONE

14'8" x 8'10" (4.48 x 2.71)

With a range of fitted bedroom furniture in maple finish consisting two single wardrobe units, bridge of cupboards above the bed head,. Further built in double wardrobe, laminate wood strip flooring.



### FRONT BEDROOM TWO

8'11" x 11'1" (2.72 x 3.40)



### REAR BEDROOM THREE

9'3" x 11'8" (2.84 x 3.57)

With built in single wardrobe, further airing cupboard housing the fitted cylinder for supplementary heating and domestic hot water. Coving to ceiling.

### BATHROOM

7'3" x 5'8" (2.22 x 1.73)

With white suite consisting panelled bath, mixer tap and shower attachment above, pedestal wash hand basin and low level WC. Contrasting tiled surrounds, radiator.



## OUTSIDE

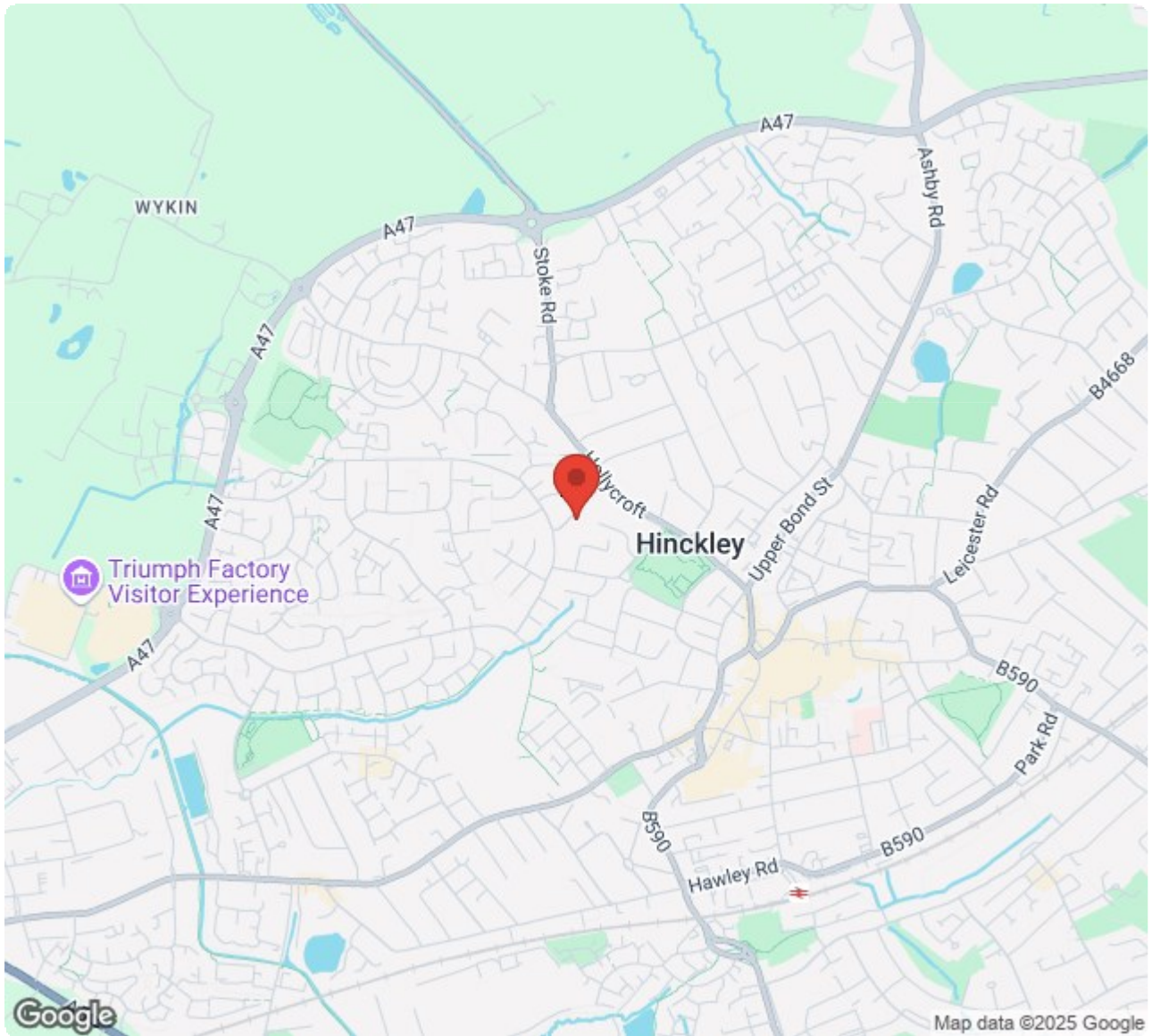
The property is nicely situated set well back from the road, screened behind picket fencing, the front garden is principally laid to lawn with surrounding beds, there is a deep slabbed driveway offering ample car parking leading down the side of the property through double timber and wrought iron gates to a detached garage. There is also a cold water tap to the side of the property, a large fenced and enclosed rear garden with a timber decking patio adjacent to the rear of the house beyond which the garden is principally laid to lawn with surrounding beds, there is also a metal shed.



## DETACHED GARAGE

7'10" x 17'8" (2.41 x 5.39 )

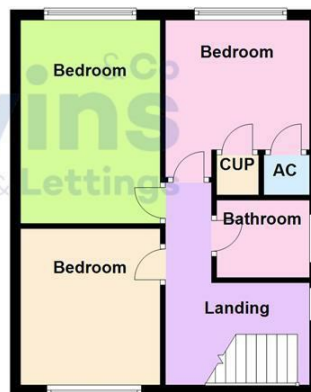
With up and over door to front, window to rear, it has light and power.



Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
		77
	59	
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC		



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