

Scrivins & Co

Sales & Lettings

Scrivins & Co Ltd 98 Castle Street, Hinckley, Leicestershire, LE10 1DD
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13 RIDDON DRIVE, HINCKLEY, LE10 0UF

OFFERS IN THE REGION OF £240,000

NO CHAIN. Spacious Jelson built link detached family home on a good sized plot. Sought after and convenient location within walking distance of a parade of shops, doctors surgery, Battling Brook school, parks, the town centre, the Crescent, train and bus stations and with good access to major road links. In need of modernisation, the property benefits from gas central heating and UPVC SUDG. Spacious accommodation offers entrance hallway, through lounge dining room and kitchen. Three bedrooms and bathroom. Driveway to car port. Front and enclosed rear garden. Contact agents to view.



TENURE

Freehold
Council tax band C
Sold as seen.

ACCOMMODATION

Open canopy porch, UPVC SUDG door to

ENTRANCE HALLWAY

Stairway to first floor. Cupboard housing the gas and electric meters, double panelled radiator. Door to



THROUGH LOUNGE DINING ROOM

26'0" x 10'5" (7.95m x 3.18m)

With two radiators, feature open fire, TV aerial point, thermostat control for the central heating, serving hatch, aluminium double glazed sliding doors to the rear garden. Door to



KITCHEN TO REAR

9'8" x 8'1" (2.95m x 2.47m)

Fitted kitchen with a range of floor standing cupboard units and inset stainless steel sink and drainer with mixer taps above, cupboard beneath. Plumbing for automatic washing machine, extractor fan. UPVC SUDG door to rear garden.

FIRST FLOOR LANDING

With loft access. Door to

BEDROOM ONE TO REAR

12'9" x 10'7" (3.89m x 3.23m)

With single panelled radiator and cupboard housing the Potterton gas combination boiler for central heating and domestic hot water.

BEDROOM TWO TO FRONT

11'6" x 9'5" (3.52m x 2.88m)

Double panelled radiator.



BEDROOM THREE TO FRONT

7'1" x 8'1" (2.16m x 2.48m)

With single panelled radiator.



FAMILY BATHROOM TO REAR

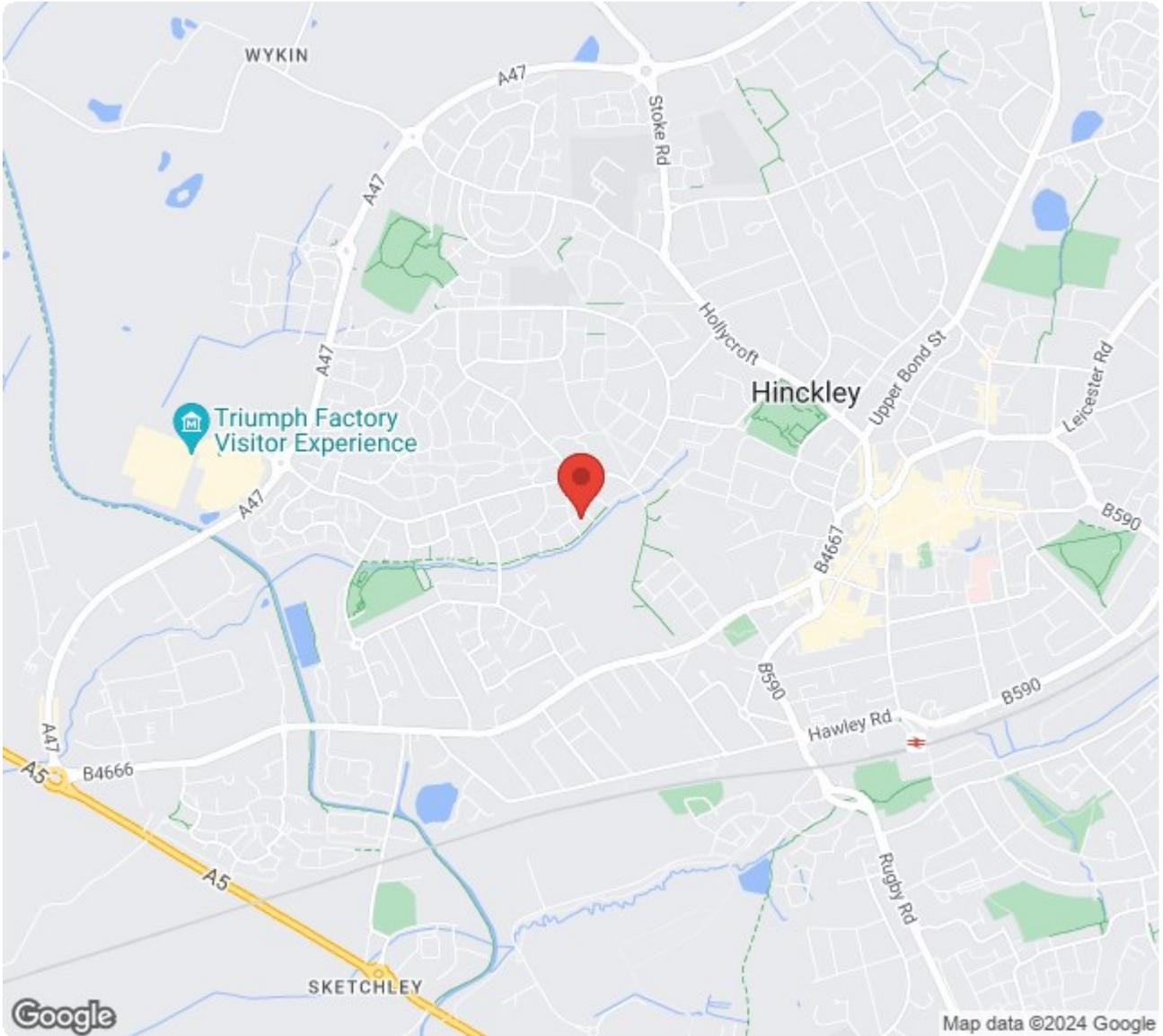
Bath with mixer shower above, vanity sink unit and low level WC, extractor fan.



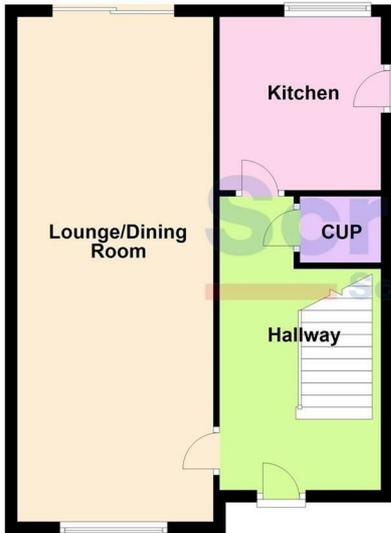
OUTSIDE

The property is nicely situated set well back from the road with a crazy paving driveway to front and side to car port. The remainder of the front garden is principally laid to lawn with surrounding beds and tree, outside lighting. Open canopy porch. UPVC SUDG front door. The good sized fenced and enclosed rear garden is laid to lawn with surrounding beds and crazy paving patio adjacent to the rear of the property. Outside tap and lighting.





Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B		74	
(69-80) C			
(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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