

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



90C NETHERLEY ROAD, HINCKLEY, LE10 0RF

OFFERS OVER £260,000

NO CHAIN. Attractive modern David Wilson built detached family home. Sought after and convenient location within walking distance of the town centre, the Crescent, schools, doctors, dentist, train and bus stations, parks, Asda, Morrisons and with good access to major road links. Well presented with a range of good quality fixtures and fittings including white panelled interior doors, spindle balustrades, coving, wooden/ceramic tiled flooring and wired in smoke alarms. GCH, UPVC SUDG and UPVC soffits and fascias. Spacious accommodation offers entrance hall, separate WC, lounge with feature fireplace, dining room, UPVC conservatory, fitted breakfast kitchen and utility room. Four bedrooms (main with en suite shower room) and family bathroom. Driveway to garage. Front and hard landscaped rear garden. Viewing recommended. Contact agent to view.



TENURE

Freehold

Council Tax Band - D

ACCOMMODATION

Open canopy porch with inset spotlight. Attractive blue panelled front door to

ENTRANCE HALLWAY

with oak finish laminate wood strip flooring. Thermostat for central heating system. Wired in smoke alarm. Radiator. Stairway to first floor with white spindle balustrades. Useful under stairs storage cupboard beneath. Attractive white 6 panel interior doors to



SEPARATE WC

with white suite consisting low level WC. Wall mounted sink unit. contrasting half tiled surrounds. oak finish laminate wood strip flooring. Radiator. Wall mounted consumer unit.

FRONT LOUNGE

10'11" x 15'11" (3.35 x 4.86)

with feature fireplace having ornamental stone finish surrounds, raised marble hearth and backing incorporating a living flame coal effect gas fire. Oak strip laminate wood strip flooring. Two radiators. TV aerial point. Coving to ceiling. UPVC SUDG bay window to front. Door to

REAR DINING ROOM

7'4" x 12'9" (2.25 x 3.89)

with oak finish laminate wood strip flooring. Radiator. Coving to ceiling. Feature archway to

UPVC SUDG CONSERVATORY

8'11" x 8'7" (2.72 x 2.62)

with ceramic tiled flooring with under floor heating with digital thermostat. Two double power points. Ceiling mounted fan light. UPVC SUDG French doors to rear garden.



FITTED BREAKFAST KITCHEN TO REAR

11'6" x 14'3" (3.52 x 4.35)

with a range of beech finish fitted kitchen units consisting inset single drainer stainless steel sink unit with mixer taps above, cupboard beneath. Further matching floor mounted cupboard units and four drawer unit. Contrasting grey roll edge working surfaces above with inset four ring stainless steel gas hob unit. Single oven with grill beneath. Integrated extractor hood above. Tiled splashbacks. Further matching wall mounted cupboard units and one tall larder unit. Appliance recess points. Plumbing for a dishwasher. Ceramic tiled flooring. Radiator. Keypad for burglar alarm system. Door to



UTILITY ROOM

5'4" x 4'9" (1.63 x 1.45)

with matching units from the kitchen consisting of a floor standing cupboard unit. Grey roll edge working surfaces above. Tiled splashbacks. Further matching wall mounted cupboard units. Plumbing for automatic washing machine. Ceramic tiled flooring. Extractor fan. Digital programmer for central heating and domestic hot water. Radiator. Wood panelled and SUDG door to rear garden.

FIRST FLOOR LANDING

with radiator. Wired in smoke alarm. Gas boiler for central heating and domestic hot water in the loft. Door to the airing cupboard housing the lagged copper cylinder fitted immersion heater for supplementary domestic hot water.

FRONT BEDROOM ONE

11'1" x 13'4" (3.39 x 4.08)

with a range of fitted bedroom furniture in white consisting two double wardrobe units. Further matching chest of drawers. Two bedside cabinets. Oak finish laminate wood strip flooring. Radiator. TV aerial point. Door to



ENSUITE SHOWER ROOM

7'1" x 5'0" (2.16 x 1.53)

with a white suite consisting double shower cubicle with glazed shower doors. Vanity sink unit with gloss white double cupboard beneath and illuminating mirror above. Low level WC. Contrasting PVC decorative clad surrounds. Chrome heated towel rail. Inset ceiling spotlights. Ceramic tiled flooring. Extractor fan.



BEDROOM TWO TO REAR

9'6" x 11'4" (2.91 x 3.47)

with oak finish laminate wood strip flooring. Built in double wardrobe in white. Radiator. TV aerial point.



BEDROOM THREE TO REAR

10'9" x 6'11" (3.30 x 2.12)

with oak finish laminate wood strip flooring. Radiator.



BEDROOM FOUR TO FRONT

8'1" x 9'11" (2.47 x 3.04)

with oak finish laminate wood strip flooring. Radiator.



FAMILY BATHROOM

5'8" x 7'1" (1.73 x 2.18)

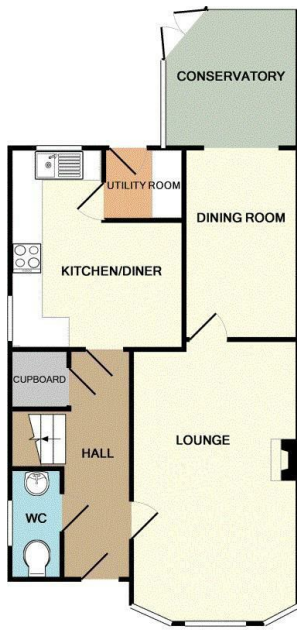
with white suite consisting panelled bath, mixer tap, shower attachment and glazed shower screen to side. Pedestal wash hand basin. Low level WC. Contrasting tiled surrounds, including the flooring. Radiator. Shaver point. Extractor fan.



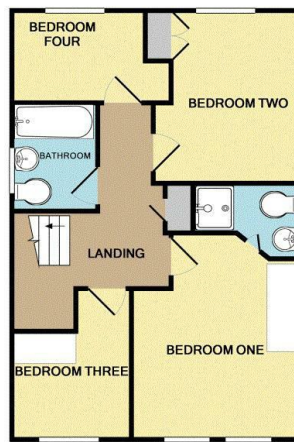
OUTSIDE

the property is set back from the road. The front garden is mainly laid to lawn. A slabbed pathway and timber gate lead to the fully fenced and enclosed rear garden which has been hard landscaped having a full width slabbed patio adjacent too the rear of the property beyond which the garden is in Astroturf and slate chippings with surrounding retaining wall. There is a further full width slabbed patio. To the bottom of the garden a tarmacadam driveway leads to a detached brick built single garage (2.56 x 5.43) with up and over door to front, side pedestrian door, light, power and a pitched roof offering further storage.





GROUND FLOOR



1ST FLOOR

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C	72	
(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 (CO₂) 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		

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