



## 15 OVERLORD DRIVE, HINCKLEY, LE10 0WQ

**ASKING PRICE £235,000**

**NO CHAIN!** Impressive 2011 Jelson built property in a sought after and convenient location within walking distance of Battling Brook School, a parade of shops, doctors surgery and easy access to major road links.

Well presented, energy efficient with a range of good quality fixtures and fittings. white panelled interior doors, spindle balustrades and wired in smoke alarms. Gas central heating and UPVC SUDG and UPVC soffits and facias. Offers entrance hall, separate WC, fitted kitchen and lounge dining room. 3 bedrooms and bathroom with shower. Driveway with parking for 2 cars. Front and enclosed rear gardens. Viewing recommended. Light fittings & blinds included.



## TENURE

Freehold

Council Tax Band = C

## ACCOMMODATION

Glazed composite front door to

### ENTRANCE HALLWAY

With wood effect laminate wood strip flooring, door bell chime, smoke alarm, wall mounted RCD fuse board. Wall mounted Drayton thermostat, Secure One alarm system. Spindle balustrades stair case to first floor landing, six panelled door to



### SEPARATE W.C

With tiled flooring, two piece suite consisting of a corner wall hung sink with chrome mixer tap. Tile splash back, low level W.C and extractor fan.

### DINING KITCHEN

11'6" x 8'4" (3.52 x 2.56)

With tiled flooring, a range of floor standing matt white fashionable kitchen units with chrome handles, stone effect work top. Single drainer stainless steel sink with chrome mixer tap. AEG built-in electric oven with four ring gas hob, extractor fan above, built in slimline Electrolux dishwasher. Further range of wall hung matching kitchen units, one housing the Glow Worm combination boiler for central heating and domestic hot water. Heat detector, extractor fan panelled door to



### LOUNGE

12'2" x 15'7" (3.71 x 4.76)

With wood effect laminate wood strip flooring, T.V aerial point, six panelled door to under stair cupboard with Secure One alarm system, shelving and lighting. Smoke alarm, decorative light fitting. Double UPVC SUDG door to rear garden with fitted blinds.



### FIRST FLOOR LANDING

With smoke alarm, loft access with ladder. The loft is partially boarded for storage, door to

### BEDROOM ONE TO FRONT

10'7" x 8'5" (3.25 x 2.58)

With wood strip laminate flooring, single panelled radiator, door to



## BEDROOM TWO TO REAR

13'2" x 8'5" (4.02 x 2.58)

With T.V aerial point, single panelled radiator, wood strip laminate flooring.



## BEDROOM THREE TO REAR

8'11" x 6'5" (2.74 x 1.97)

Single panelled radiator, wood strip laminate flooring, door to



## BATHROOM TO FRONT

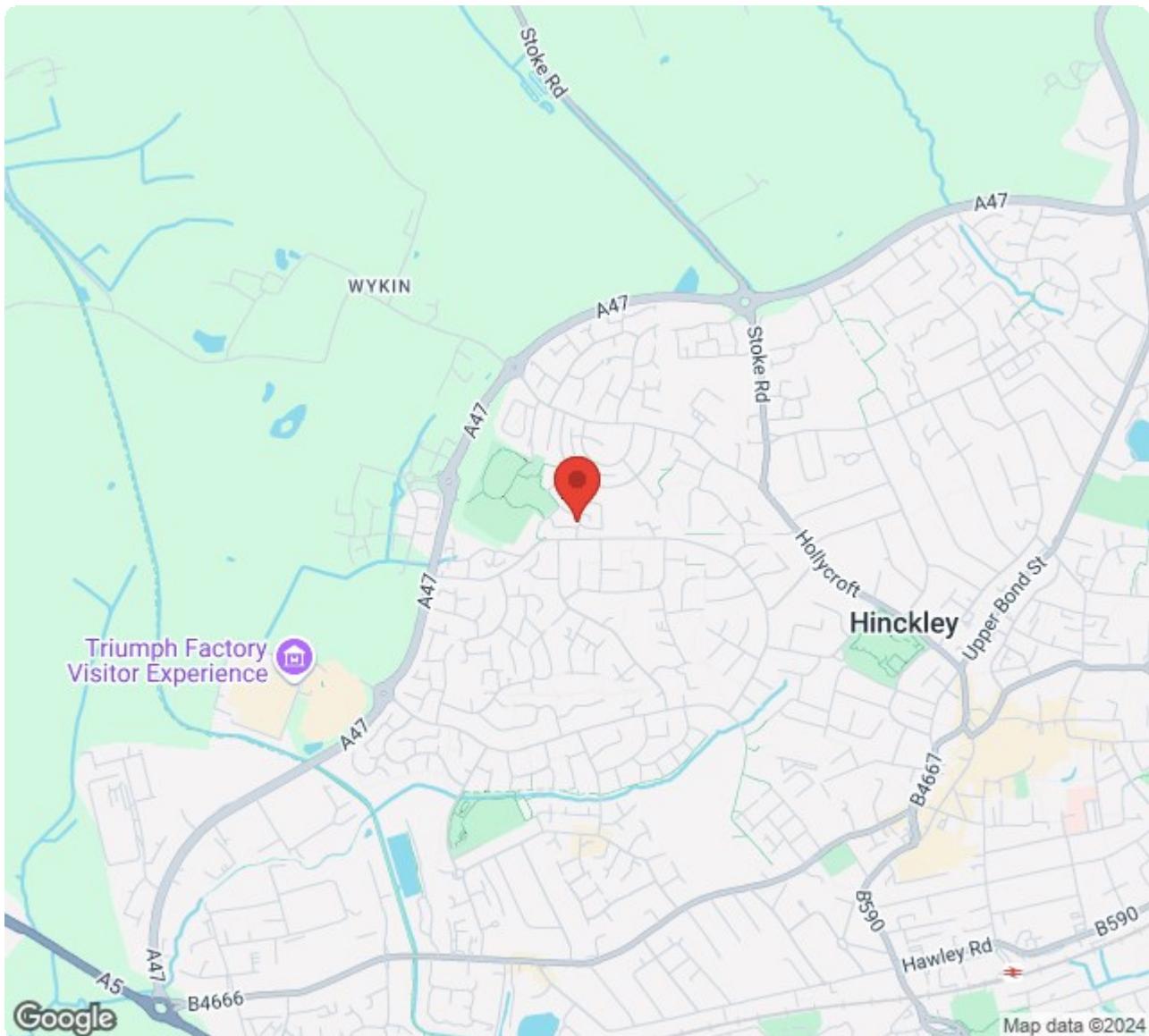
7'4" x 6'4" (2.24 x 1.95)

Three piece suite consisting of low level W.C, pedestal wash hand basin, tiled panelled bath with chrome taps, wall mounted bar shower. Tiled flooring and surrounds extractor fan, wall mounted towel radiator heater, shaving point, extractor fan. Door to airing cupboard with shelving.

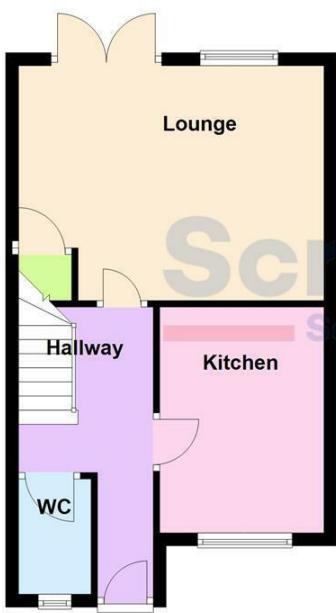


## OUTSIDE

The property has a block paved path to the front door, majority of the front garden is laid to slate decorative stone with shrubs, concrete slabs surrounding the beds. Gas and electric meters. Tarmacadam driveway to side with room for two cars. At the rear of the property there is a concrete slabbed patio adjacent to the property, majority of the garden is laid to lawn with a raised deck and timber shed, mature beds. The garden is enclosed with fencing



Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	90
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
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)	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		
EU Directive 2002/91/EC		

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