

Scrivins & Co

Sales & Lettings

Scrivins & Co Ltd 98 Castle Street, Hinckley, Leicestershire, LE10 1DD
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149 OUTLANDS DRIVE, HINCKLEY, LE10 0TN

£290,000

Extended and refurbished modern Jelson built semi detached family home, with open aspect to rear. Sought after and convenient location within walking distance of Battling Brook School, a parade of shops, doctors surgery, the town centre, the Crescent, train and bus stations, local parks and with good access to major road links. Well presented including panelled interior doors, ceramic tiled flooring, feature fireplace, modern kitchen and bathroom, GCH, UPVC SUDG, UPVC soffit and fascias and solar panels with original tariff. Spacious accommodation offers entrance porch, entrance hall, lounge, study/family room, breakfast kitchen, rear lounge dining room, separate WC, workshop and storeroom. Three bedrooms (main with ensuite shower room, which could easily be converted to a fourth bedroom). Wide driveway, hard landscaped sunny rear garden with entertaining room. Viewing recommended. Carpets and blinds included.



TENURE

Freehold

ACCOMMODATION

Attractive UPVC SUDG front door to:

ENTRANCE PORCH with meter cupboard, laminate wood strip flooring. Further wood and glazed door to:

ENTRANCE HALLWAY

Laminate wood strip flooring, central heating radiator, stairway to first floor and attractive white six panel interior doors to:

FRONT LOUNGE

10'10" x 12'11" (3.32 x 3.96)

Feature contemporary fireplace having ornamental wooden surround and raised hearth, central heating radiator, TV aerial point including Virgin Media and coving to ceiling. Feature archway to:



FAMILY ROOM/STUDY TO FRONT

6'4" x 14'3" (1.95 x 4.35)

Double panel central heating radiator, UPVC SUDG doors to front.

From the LOUNGE black arch top wooden glazed door leads to:

FITTED BREAKFAST KITCHEN TO REAR

14'0" x 11'5" (4.27 x 3.50)

Range of beech finish fitted kitchen units consisting inset single drainer stainless steel sink unit with mixer taps above and cupboard below. Further matching floor mounted cupboard units including five drawer stack, contrasting roll edge work surfaces above with inset four ring ceramic hob unit, single fan assisted oven with grill beneath and stainless steel extractor above. Tiled splashbacks and further matching wall mounted cupboard units one concealing the gas condensing combination boiler for central heating and domestic hot water (new as of 2020) Appliance recess points, plumbing for automatic washing machine and ceramic tiled flooring. Matching island unit with breakfast bar with cupboard beneath.

Feature archway leads to:

LOUNGE DINING ROOM TO REAR

20'8" x 16'10" max (6.31 x 5.14 max)

Two central heating radiators, ceramic tiled flooring, TV aerial point including Virgin Media and UPVC SUDG French doors to rear garden.

Door to SEPARATE WC with white suite consisting low level WC and wall mounted basin. Ceramic tiled flooring and extractor fan.

WORKSHOP TO REAR

8'1" x 12'10" (2.47 x 3.92)

With light and power.

SEPARATE STOREROOM TO REAR 2.07 X 2.64 also with light and power.

FIRST FLOOR LANDING

Single panel radiator, access to partially boarded loft space, attractive white six panelled interior doors to:

REAR BEDROOM ONE (L SHAPED)

15'9" x 21'10" (4.81m x 6.66m)

Three central heating radiators. Access to :

EN SUITE SHOWER CUBICLE: Fully tiled white shower cubicle with glazed door.



FRONT BEDROOM TWO

11'1" x 8'5" (3.40 x 2.58)

Walk in wardrobe over the stairs and central heating radiator.



REAR BEDROOM THREE

5'4" x 9'2" (1.65 x 2.81)

Central heating radiator.

REFITTED FAMILY BATHROOM

6'8" x 7'11" (2.04 x 2.42)

White suite consisting panelled bath with mixer tap and shower attachment above, pedestal wash hand basin and low level WC. Contrasting fully tiled surrounds including flooring, central heating radiator and extractor fan.



OUTSIDE

The property is set back from the road with full width block paved driveway to front offering ample parking with surrounding raised beds. Fully fenced and enclosed sunny rear garden with open aspect to rear. The garden has been hard landscaped, having a deep full width slabbed patio adjacent to the rear of the property with outside tap. Beyond which the garden is laid with Astro Turf with a raised bed at the bottom of the garden. To the top of the garden is a timber entertaining room 5.94 x 2.93 with built in bar and timber flooring and having light and power. Double timber doors and window to side. Solar panels with original tariff, with beneficial rate.





Ground Floor
Approx. 93.2 sq. metres (1002.7 sq. feet)



First Floor
Approx. 54.2 sq. metres (582.9 sq. feet)



Garden
Approx. 9.0 sq. metres (96.9 sq. feet)



Total area: approx. 156.3 sq. metres (1682.4 sq. feet)

not to scale
Plan produced using PlanIt.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		87	88
(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			
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