

Scrivins & Co

Sales & Lettings

Scrivins & Co Ltd 98 Castle Street, Hinckley, Leicestershire, LE10 1DD
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9 TEAL DRIVE, HINCKLEY, LE10 0GP

OFFERS OVER £330,000

NO CHAIN. Impressive 2000 built detached family home on a good sized plot overlooking a lake to front. Sought after and convenient cul de sac location within walking distance of a parade of shops, post office, Westfield Junior School, the town, the Crescent, train and bus stations, Ashby Canal and good access to the A5 and M69 motorway. Immaculately presented with a range of good quality fixtures and fittings including white panelled interior doors, spindle balustrades, coving, oak flooring, alarm system, wired in smoke alarm, spotlights, gas central heating, UPVC SUDG and UPVC soffits and fascias. Spacious accommodation offers open porch, entrance hall, separate WC, lounge with feature fireplace, dining room, UPVC SUDG conservatory with multi fuel stove and fitted dining kitchen. Four double bedrooms (main with en suite shower room) and family bathroom. Deep driveway to garage/ utility room. Front and good sized sunny rear garden. Viewing recommended. Carpets and blinds included.



TENURE

Freehold

ACCOMMODATION

Open pitch and tiled canopy porch with outside lighting. Attractive panelled front door to

ENTRANCE HALLWAY

with solid oak flooring. Radiator with surrounding ornamental radiator cover. Doorbell chime. Thermostat for central heating system. Inset ceiling spotlights. Wired in smoke alarm. Coving to ceiling. Keypad for burglar alarm system. Stairway to first floor with white spindle balustrades. Useful under stairs storage cupboard beneath. Attractive white four panelled interior doors to

SEPARATE WC

with low level WC. Pedestal wash hand basin. Tiled splashbacks. Ceramic tiled flooring. Inset ceiling spotlights. Extractor fan. Chrome heated towel rail.

FRONT LOUNGE

10'10" x 17'6" (3.31 x 5.35)

with feature fireplace having ornamental wood surrounds, raised marble hearth and backing incorporating a living flame coal effect gas fire. Oak strip flooring. Radiator. TV aerial point, including Sky. Coving to ceiling. White wood panelled double doors to



REAR DINING ROOM

11'1" x 11'3" (3.39 x 3.43)

with oak strip flooring. Coving to ceiling. Radiator. Feature oak archway to



UPVC SUDG CONSERVATORY

11'4" x 11'1" (3.47 x 3.40)

with solid oak wood strip flooring. Freestanding black cast iron multi-fuel stove on raised hearth. Three double and one single power point. UPVC SUDG French doors to rear garden.



FITTED DINING KITCHEN TO REAR

14'11" x 13'3" (4.31 x 4.05)

with a range of matte cream fitted kitchen units consisting 1 and a half bowl single drainer ceramic sink unit with mixer tap above and cupboard beneath. Further matching range of floor mounted cupboard units and drawers. Contrasting beech finish roll edge working surfaces above with inset four ring gas hob unit. Single fan assisted oven with grill beneath. Integrated extractor hood above. Tiled splashbacks. Further matching wall mounted cupboard units and gallery shelving. Further integrated larder fridge freezer. Plumbing for a dishwasher. Ceramic tiled flooring. Radiator. Inset ceiling spotlights. Wood panelled and SUDG door to the side of the house. Plumbing for automatic washing machine.



FIRST FLOOR LANDING

with white spindle balustrades. Door to the airing cupboard housing the lagged copper cylinder fitted immersion heater for domestic hot water and also houses the digital programmer for the central heating and the domestic hot water. Wired in smoke alarm. Loft access, partially boarded with lighting.

FRONT BEDROOM ONE

10'11" x 14'8" (3.33 x 4.48)

with built in double wardrobe in white. Feature display alcove. TV aerial point. Radiator. Door to



EN SUITE SHOWER ROOM

7'6" x 7'10" (2.30 x 2.41)

with white suite consisting fully tiled double shower cubicle with glazed shower doors. Pedestal wash hand basin. Low level WC. Contrasting half tiled surrounds. Radiator. Inset ceiling spotlights. Extractor fan. Door to built in storage cupboard.



BEDROOM TWO TO FRONT

11'4" x 9'0" (3.46 x 2.76)

with built in double wardrobe. Single panelled radiator. TV aerial point.



BEDROOM THREE TO REAR

9'2" x 9'6" (2.80 x 2.91)

with a range of fitted bedroom furniture in white consisting two double wardrobe units. Radiator. TV aerial point.



BEDROOM FOUR TO REAR

8'9" x 8'3" (2.69 x 2.54)

with radiator. TV aerial point. Telephone point.



FAMILY BATHROOM

6'2" x 7'10" (1.89 x 2.39)

with white suite consisting panelled bath, mixer tap and shower attachment above. Pedestal wash hand basin. Low level WC. Contrasting tiled surrounds. Radiator. Extractor fan.

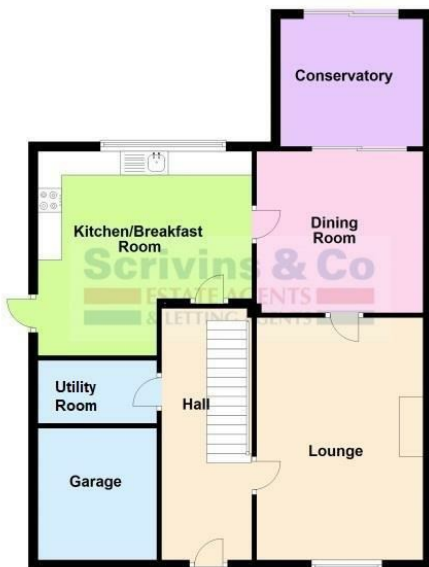
OUTSIDE

the property is nicely situated in a block paved cul de sac overlooking a lake to front set well back from the road. The front garden is principally laid to lawn with inset shrubs. A deep double width tarmac driveway offer ample car parking to the single integral garage, currently split into two sections. The front section has up and over door to front leading to a storeroom with light and power. The rear section of the garage is currently a utility room (2.89 x 2.38) with floor standing cupboards in cream, solid beech working surfaces above, display shelving, chest of drawers, wall mounted consumer unit, wall mounted gas boiler for central heating and domestic hot water, light and power. A slabbed pathway leads down the left hand side of the property through timber gates to the good sized mature fully fenced and enclosed rear garden which has a sunny aspect. There is a flagstone patio adjacent to the rear of the property beyond which the garden is principally laid to lawn with surrounding well stocked beds and borders. Ornamental pond. Cedar wood greenhouse with light and power. Outside lighting, security light and cold water tap.





Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B		72	
(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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