

Scrivins & Co

ESTATE AGENTS
& LETTING AGENTS

98 Castle Street, Hinckley, Leicestershire, LE10 1DD
Tel: 01455 890480 Email: sales@scrivins.co.uk
www.scrivins.co.uk



19 NELSON DRIVE, HINCKLEY, LE10 1PH

OFFERS OVER £230,000

Vastly improved and refurbished modern David Wilson built link detached family home. Sought after and convenient location within easy reach of the town centre, local schools, ASDA, Morrisons, open countryside and with good access to major road links. Well presented including white panelled interior doors, burglar alarm system, refitted kitchen & bathroom, gas central heating, UPVC SUDG and UPVC soffits and fascias. Spacious accommodation offers entrance porch, lounge and dining kitchen. 3 bedrooms (main with ensuite shower room) and family bathroom. Wide driveway to garage. Front and enclosed rear garden. Carpets, some curtains and some light fittings included.



TENURE

Freehold

ACCOMMODATION

UPVC SUDG Door to

ENTRANCE PORCH

with keypad for burglar alarm system. Wood panelled interior doors to

LOUNGE TO FRONT

16'7" x 14'5" (5.07 x 4.40)

with single panelled radiator with ornate radiator cover. Further single panelled radiator. Two TV aerial points. Telephone point. Gas connection behind the fireplace. Stairway to first floor. Wall mounted Drayton thermostat for the central heating. Archway to



DINING KITCHEN TO REAR

14'5" x 9'2" (4.41 x 2.80)

with refitted kitchen consisting of a range of fashionable fitted kitchen units with roll edge working surfaces above. Integrated fridge freezer. Four ring Zanussi gas hob with extractor hood above and tiled splashbacks. Electric oven point beneath. Plumbing for automatic washing machine. Integrated dishwasher (not installed). Composite sink and drainer with mixer taps above and cupboard beneath. Further range of wall mounted cupboard units and shelf. Wall mounted timer for the heating and the hot water. Laminate wood strip flooring. Single panelled radiator with ornate radiator cover. UPVC SUDG door to rear garden.

FIRST FLOOR LANDING

with loft access with lighting. Panelled interior doors to the airing cupboard with shelving housing the lagged copper cylinder for the hot water.

BEDROOM ONE TO FRONT

10'0" x 11'0" (3.07 x 3.36)

with coving to ceiling. Radiator with ornate radiator cover. Wood panelled interior door to



EN SUITE SHOWER ROOM

5'2" x 4'11" (1.60 x 1.51)

with enclosed shower cubicle having mixer shower. Low level WC. Pedestal wash hand basin. Vinyl flooring. Tiled surrounds. Radiator.

BEDROOM TWO TO REAR

7'8" x 8'10" (2.34 x 2.71)

with single panelled radiator. Panelled interior door to



BEDROOM THREE TO REAR

6'6" x 8'10" (2.00 x 2.71)

with single panelled radiator.



REFITTED FAMILY BATHROOM

6'5" x 5'6" (1.98 x 1.68)

with P-shaped panelled bath having mixer taps and electric Triton shower above. Tiled surrounds. Luxury vinyl tiled flooring. Vanity sink unit with cupboard beneath and mixer tap above. Low level WC. Chrome heated towel rail.



OUTSIDE

the property is nicely situated set back from the road with a double width driveway to front leading to the garage having up and over door to front with electric and light. Rear Pedestrian access. The garage houses the British Gas RD1 gas boiler. Outside light. Door to an outdoor shed with electric consumer board and smart gas and electric meters. The private rear garden is fenced and enclosed which is principally laid to lawn with surrounding beds and patio adjacent to the rear. Outside tap & light. There is a slabbed patio leading to raised timber decking area to the top of the garden.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			76
(55-68) D		55	
(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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