



## 64 KINROSS WAY, HINCKLEY, LE10 0WF

**OFFERS OVER £249,000**

Impressive 2015 Jelson built semi detached family home on a good sized plot. Sought after development within walking distance of Battling Brook school, the town centre, a parade of shops, doctors surgery, local park and good access to major road links. Immaculately presented, NHBC guaranteed and energy efficient with a range of good quality fixtures and fittings including white panelled interior doors, spindle balustrades, wired in smoke alarms, laminate wood strip flooring, feature fireplace, gas central heating and UPVC SUDG. Spacious accommodation offers entrance hall, separate WC, Fitted dining kitchen and lounge dining room. Three good sized bedrooms and bathroom with shower. Driveway with ample room for extension or garage (subject to planning permission). Front and good sized rear garden with shed. Viewing highly recommended. Carpets, curtain poles and light fittings included.



## TENURE

Freehold

Council tax band C

## ACCOMMODATION

Attractive composite front door to

## ENTRANCE HALLWAY

Stairway to first floor with spindle balustrades, laminate wood strip flooring, double panelled radiator, wired in smoke alarm, wall mounted electric consumer unit. Attractive white panelled interior door to



## SEPARATE WC

With low level WC, double panelled radiator, pedestal wash hand basin, vinyl flooring.



## DINING KITCHEN TO FRONT

8'11" x 11'9" (2.73m x 3.60m)

With a range of fitted kitchen units in cream with roll edge working surfaces above, inset four ring gas hob with stainless steel extractor fan above, and an AEG electric oven and grill beneath. Stainless steel sink with mixer tap and drainer, cupboard beneath. Plumbing for automatic washing machine and appliance recess points, double panelled radiator. Further range of wall mounted cupboard units, one housing the Gloworm combination boiler for central heating and domestic hot water.



## LOUNGE/ DINING ROOM TO REAR

16'0" x 12'6" (4.89m x 3.82m)

Feature fireplace incorporating a coal effect electric fire with composite surrounds, TV aerial point. UPVC SUDG French doors to the rear garden, double panelled radiator. Door to useful under stairs storage cupboard with lighting.



## FIRST FLOOR LANDING

Loft access, the loft is partially boarded and ladder included. Door to

### BEDROOM ONE TO REAR

13'6" x 8'10" (4.13m x 2.71m)

Tv aerial point.



### BEDROOM TWO TO FRONT

8'9" x 11'1" (2.69m x 3.38m)

Double panelled radiator



### BEDROOM THREE TO REAR

6'9" x 9'4" (2.08m x 2.86m)

Double panelled radiator.



### FAMILY BATHROOM TO FRONT

6'9" x 7'11" (2.08m x 2.42m)

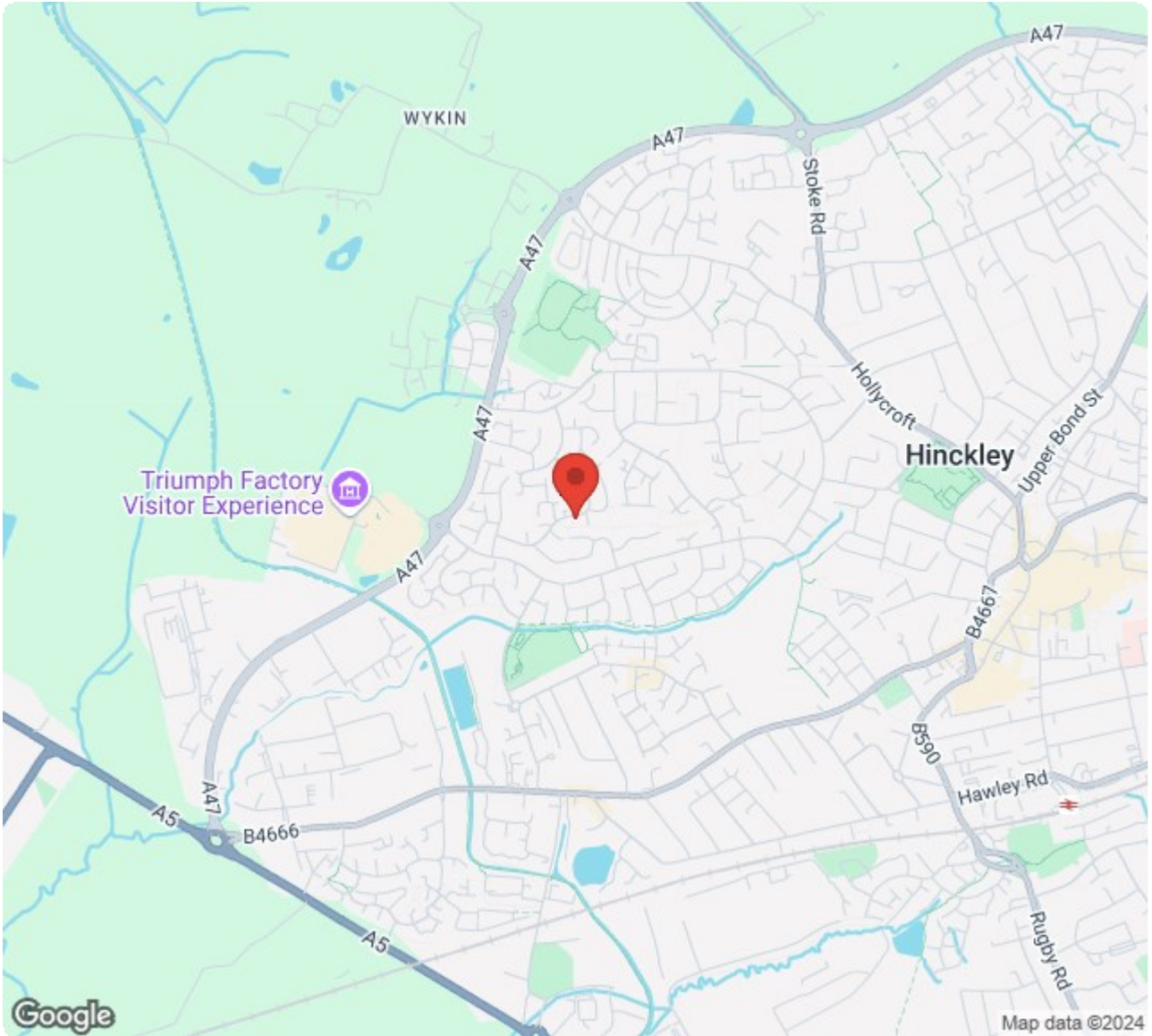
White suite consisting panelled bath with mixer shower above and fully tiled surrounds. Low level WC, pedestal wash hand basin, attractive heated towel rail. Door to useful over stairs storage cupboard offering ample storage space.



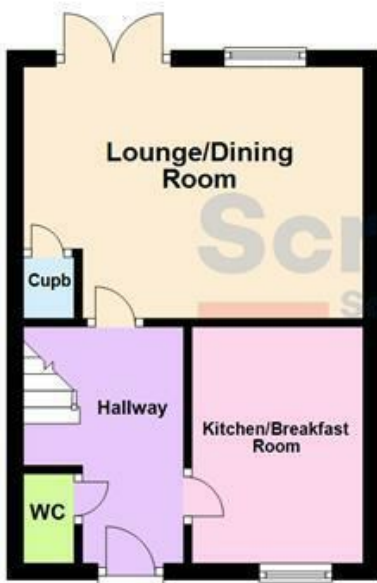
## OUTSIDE

To the front, there is a paved garden, outside tap, gas meters. Tarmacadam driveway to side and timber gate which offers access to the good sized fully fenced and enclosed rear garden. Adjacent to the rear of the property is a slabbed pathway. The remainder of the garden is laid to lawn, timber shed included.





**Ground Floor**



**First Floor**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>88</b>
(81-91) <b>B</b>		<b>76</b>	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating			
Very environmentally friendly - lower CO <sub>2</sub> emissions		Current	Potential
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



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