



18 HADRIAN CLOSE, HINCKLEY, LE10 0NL

OFFERS OVER £250,000

NO CHAIN. Attractive 2002 Jelson built detached family home on a large plot. Sought after and convenient cul de sac location within walking distance of a parade of shops, doctors surgery, Battling Brook School, parks, bus service, the town centre and with good access to major road links. Well presented with a range of good quality fixtures and fittings including white panelled interior doors, spindle balustrades, ceramic tiled flooring, wired in smoke alarms, gas central heating, UPVC SUDG and UPVC soffits and fascias. Offers entrance hall, separate WC, Fitted dining kitchen and lounge with feature fireplace. Three bedrooms and bathroom with shower. Driveway with ample room for garage or extension (subject to planning permission) Front and large rear gardens, Contact agents to view. Carpets and blinds included.



TENURE
FREEHOLD

COUNCIL TAX BAND - C

ACCOMMODATION

Attractive white panelled SUDG and leaded front door with outside lighting to:

ENTRANCE HALLWAY

Single panel radiator, wired in smoke alarm, telephone point, wall mounted consumer unit, thermostat for central heating system and doorbell chimes. Stairway to first floor with white spindle balustrade and useful understairs storage cupboard beneath. Attractive white panelled interior doors to:



SEPARATE WC

Low level WC and wall mounted wash hand basin. Tiled splashbacks and radiator.

FITTED DINING KITCHEN TO FRONT

12'11" x 8'3" (3.95 x 2.54)

Range of maple finish kitchen units consisting inset single drainer stainless steel sink unit with mixer tap above and cupboard beneath. Further matching floor mounted cupboard units and a four drawer unit with contrasting grey roll edge working surfaces above and tiled splashbacks. Inset four ring gas hob unit, single fan assisted oven with grill beneath and integrated extractor above. Further matching wall mounted cupboard units, one concealing Baxi gas condensing boiler for central heating and domestic hot water with digital programmer (new as of 2024) Appliance recess points and plumbing for automatic washing machine. Ceramic tiled flooring, radiator and white wood panel and SUDG door to the side of the property.



LOUNGE TO REAR

15'3" x 11'3" (4.66 x 3.45)

Feature fireplace having ornamental white wooden surrounds, raised marble hearth and backing incorporating living flame coal effect gas fire. Radiator, TV aerial point and UPVC SUDG French doors leading to the rear garden.



FIRST FLOOR LANDING

white spindle balustrades, wired in smoke alarm and door to airing cupboard housing lagged cylinder with fitted immersion heater for supplementary hot water. Loft access.

REAR BEDROOM ONE

14'7" x 8'2" (4.47 x 2.51)

Radiator and TV aerial point.



FRONT BEDROOM TWO

8'3" x 9'9" (2.53 x 2.98)

Radiator.



REAR BEDROOM THREE

6'9" x 8'1" (2.06 x 2.48)

Radiator.



FAMILY BATHROOM TO FRONT

6'1" x 6'8" (1.87 x 2.04)

Panelled bath with mains shower unit above and glazed shower screen to side, pedestal wash hand basin and low level WC. Contrasting tiled surrounds, radiator, shaver point and extractor fan.

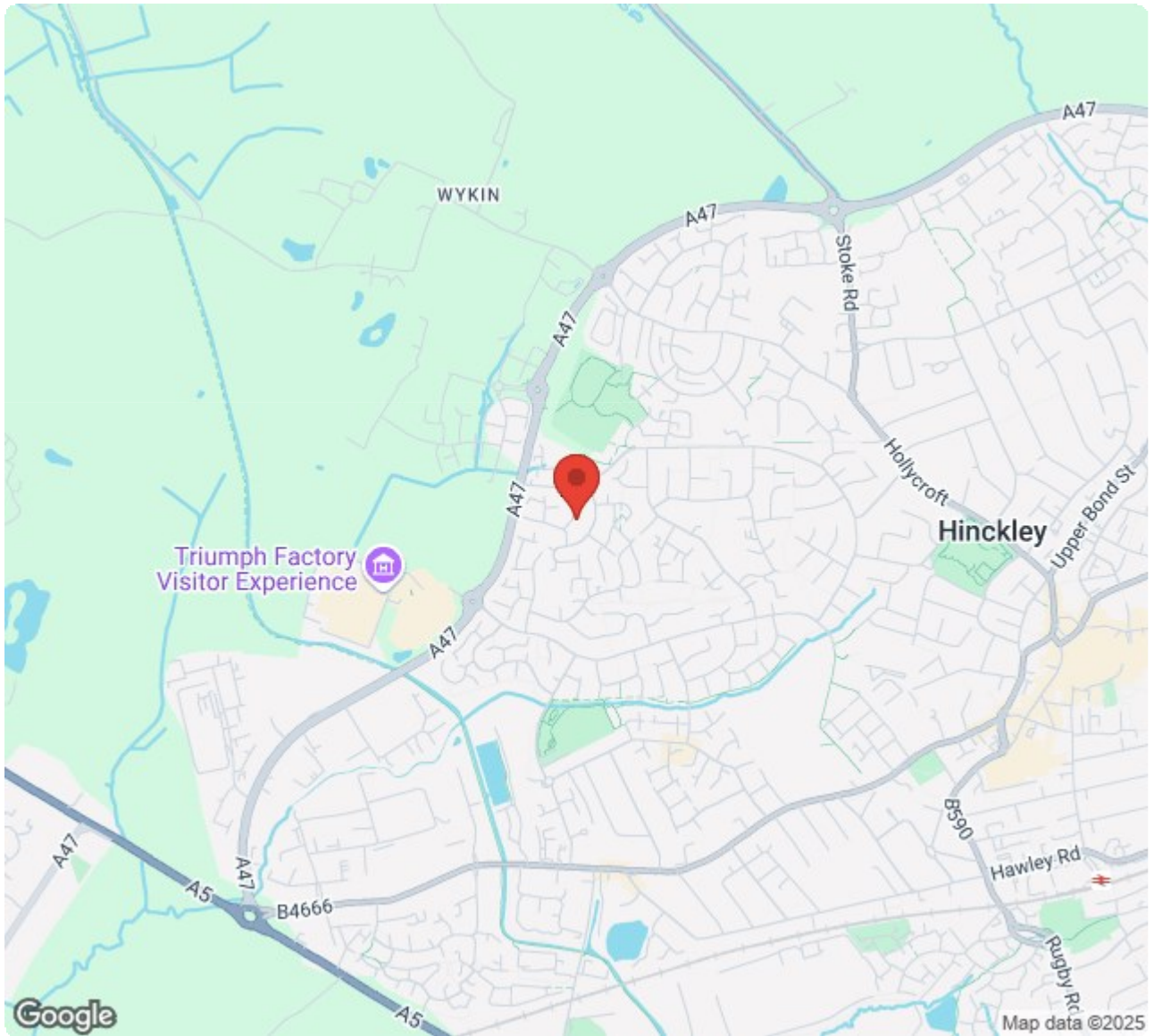


OUTSIDE

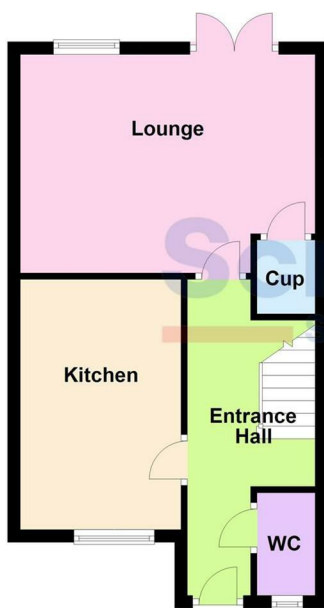
The property is nicely situated, set back from the road. Front garden is principally laid to lawn with block paved Tarmacadam driveway leading down the side of the property where there is ample room to build a garage or extension (subject to planning permission) Timber gate offers access to the large fully fenced and enclosed rear garden which has a sunny aspect.



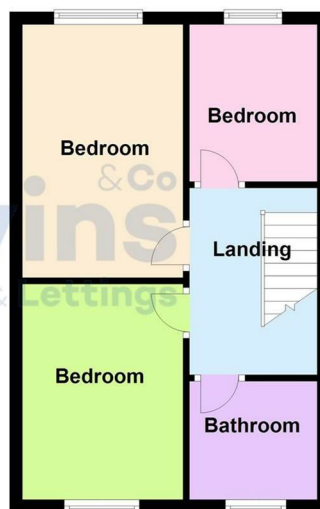




Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C	68	
(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		
England & Wales EU Directive 2002/91/EC		



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