



38 NELSON DRIVE, HINCKLEY, LE10 1PH

OFFERS OVER £342,000

Vastly improved and refurbished modern detached family home. Sought after and convenient location with good access to the town centre, local schools, ASDA, local parks, open country side and good access to major road links. Immaculately presented including panelled interior doors, wooden flooring, refitted kitchen and shower room.

Spotlights. Gas central heating, UPVC SUDG and UPVC soffits and fascias. Spacious accommodation offers entrance hall, family room/bedroom, lounge, dining room, UPVC SUDG conservatory, kitchen and separate WC. Four bedrooms (main with en suite shower room) and family shower room. Wide driveway. Enclosed sunny rear garden. Viewing recommended. Carpets, shutters and blinds included.



TENURE

Freehold

Council Tax Band D

ACCOMMODATION

Open pitch and tiled canopy porch with inset spotlight. Attractive french grey composite panel and SUDG front door to

ENTRANCE HALLWAY

With grey carpet. Radiator. Thermostat for central heating system. doorbell chime. Coving to ceiling. Stairway to first floor. Attractive white panelled interior doors to

LOUNGE

With fitted living flame log effect electric fire with concealed wiring. TV aerial points for a wall mounted flat screen TV, surround sound and data point. Fitted display shelving to side alcove. Virgin Media point. Grey carpet. Radiator, Coving to ceiling. Inset ceiling spotlight. Made to measure shutters in the window. Feature archway to



DINING ROOM TO REAR

8'9" x 10'2" (2.67 x 3.11)

With grey carpet. Coving to Ceiling. UPVC SUDG sliding patio door to



FAMILY ROOM/BEDROOM FIVE

7'10" x 12'7" (2.39 x 3.85)

with walnut finish laminate wood strip flooring. Radiator. Data point. Inset ceiling spotlight. Door to store room



STORE ROOM/ WALK IN WARDROBE

with laminate wood strip flooring. Houses the gas condensing combination boiler for central heating and domestic hot water.

GARDEN ROOM

11'3" x 10'2" (3.44 x 3.11)

with solid roof and gloss white walnut finish laminate wood strip flooring. Three double power points. Blinds are included. UPVC SUDG French doors to rear garden.



FITTED KITCHEN TO REAR

17'5" x 10'4" (5.33 x 3.16)

with a fashionable range of matte white fitted kitchen units consisting inset ceramic sink unit with mixer tap above, double base unit beneath. Further matching range of floor mounted cupboard units and drawer. Contrasting mottle black and white marble working surfaces above with inset four ring stainless steel gas hob unit. Integrated extractor. Matching upstands. further matching range of wall mounted cupboard units. One tall larder unit. Integrated double fan assisted oven with grill. Appliance recess points. Plumbing for automatic washing machine and dishwasher. Inset ceiling spotlights. LED lighting. Concealed lighting over the working surfaces. Karndean wood grain flooring. Door to useful under stairs storage cupboard. Composite panelled and SUDG door to rear garden. Door to refitted WC.



REFITTED WC

with white suite consisting low level WC. Pedestal washing basin. Tiled splashbacks. Ceramic tiled flooring. Radiator.



FIRST FLOOR LANDING

with white spindle balustrades. Radiator. Further linen cupboard. Radiator. Loft access, partly boarded with lighting.

BEDROOM ONE TO REAR

11'1" x 12'4" (3.40 x 3.76)

With radiator. Grey carpet. Door to en suite.



EN SUITE BATHROOM

5'1" x 6'6" (1.57 x 1.99)

With panelled bath. Low level WC. Pedestal washing basin. Contrasting fully tiled surrounds. Tiled flooring. Radiator. Shaver point.



BEDROOM TWO TO FRONT

10'10" x 8'3" (3.31 x 2.52)

with oak finish laminate wood strip flooring. Radiator. Made to measure shutters in the window. Network data point.



BEDROOM THREE TO FRONT

8'1" x 12'3" (2.48 x 3.74)

With stressed cream laminate wood strip flooring. Double panelled radiator. Inset ceiling spotlights.



BEDROOM FOUR TO FRONT

7'8" x 8'9" (2.35 x 2.69)

with a range of bedroom furniture in white consisting three wardrobe units. Further chest of drawers. Clothes and shoe drawers. Grey laminate wood strip flooring. Radiator.



REFITTED SHOWER ROOM TO REAR

6'3" x 8'2" (1.93 x 2.49)

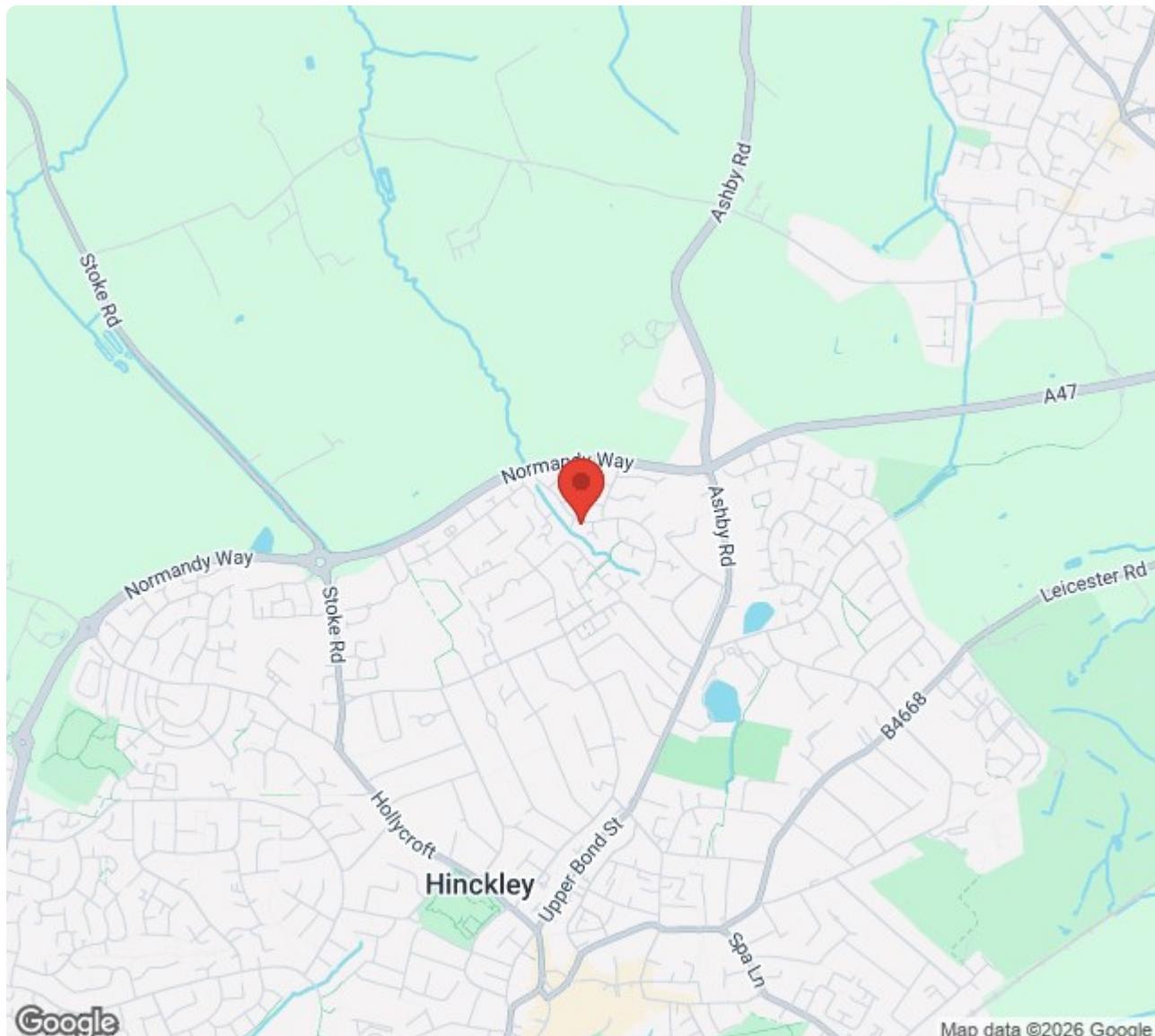
with white suite consisting fully tiled double walk in shower with a digitally controlled shower. Glazed shower screen to side. Vanity sink unit with grey double cupboard beneath. Low level WC. Contrasting tiled surrounds. Chrome heated towel rail. inset ceiling spotlight. Extractor fan.



OUTSIDE

the property is set back from the road, the front garden is principally laid to lawn with surrounding beds. There is a double width tarmacadam driveway to front. Slabbed pathway and timber gate lead down the left hand side of the property to the fully fenced and enclosed rear garden which has a deep timber decking patio adjacent to the rear of the property beyond which the garden is principally laid to lawn with surrounding bed. Outside security light, tap and power points.





| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) | A | | |
| (81-91) | B | | |
| (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 2002/81/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 | |