



1 BEAUFORT CLOSE, HINCKLEY, LE10 2LF

ASKING PRICE £450,000

NO CHAIN Spacious David Wilson built modern detached family home. Sought after village location close to local schools, parks, Sketchley Grange, and with easy access to the A5 and M69 motorway. Well presented benefitting from tiled & carpeted flooring, coving, spindle balustrades, fitted wardrobes, gas central heating and UPVC SUDG. Spacious accommodation offers canopy porch, entrance hallway, lounge, dining room, separate WC and dining kitchen with utility area. Four good sized bedrooms (main with ensuite shower room) and family bathroom. Wide driveway to double garage. Front and enclosed rear garden. Viewing highly recommended. Carpets, curtains, blinds, light fittings and white goods included.



TENURE

Freehold

Council Tax Band E

ACCOMMODATION

Canopy pitched and tiled porch to UPVC SUDG front door to

ENTRANCE HALLWAY

with single panelled radiator. Doorbell chime, British gas heating thermostat.

Spindle balustrades and stairs to first floor landing. Pedestrian door to



DOUBLE GARAGE

17'1" x 17'2" (5.21 x 5.24)

Wall mounted conventional British Gas Boiler. Pedestrian door to the garage. Stairs to

SEPARATE WC

2'6" x 6'0" (0.77 x 1.85)

Single panelled radiator, low level WC, wall mounted wash hand basin with chrome taps, tiled splashback.



DINING ROOM

8'4" x 9'8" (2.55 x 2.97)

Panel door to dining room with bay window front, single panel radiator.



LOUNGE

15'7" x 11'10" (4.76 x 3.61)

Double timber and glazed doors to lounge, single panel radiator with feature fireplace with a timber mantle, marble backing and hearth incorporating a gas fire. Coving to ceiling, TV aerial point, UPVC SUDG sliding doors to rear garden.



KITCHEN

8'3" x 11'2" (2.54 x 3.41)

With tiled flooring, double panel radiator, a range of solid wooden floor standing kitchen cupboard units with stone effect working surfaces, one and a half stainless steel drainage sink with chrome mixer tap. Freestanding Bosch Dishwasher, Freestanding Hot Point Fridge, built in double oven, four ring Nef electric, hob extractor fan above, tiled splashbacks, matching range of wall cupboard units.



KITCHEN DINER

7'5" x 6'6" (2.27 x 20.32)

Opening to the dining area with tile flooring and single panel radiator and TV aerial point.



UTILITY

8'4" x 4'6" (2.55 x 1.39)

Tiled flooring, freestanding Hotpoint freezer, Siemens Dryer and Bosch washing machine. Larder Cupboard Unit, Stone Effect working surfaces, tiled splashback, Drayton heating and hot water thermostat at UPVC SUDG to side access to the hallway.



LANDING

with loft access, Storage Cupboard housing the immersion tank and shelving.

BEDROOM ONE TO REAR

12'8" x 9'4" (3.88 x 2.85)

single panel radiator, Full width mirror fronted built in wardrobes with shelving and hanging rails.



ENSUITE

6'5"2" x 5'10" (200 x 1.78)

Panel door to ensuite shower room with 3 piece suite consisting of low level WC, pedestal wash hand basin with chrome taps, built in glazed shower enclosure with bar shower tiled surrounds, shaver point.



BEDROOM TWO TO REAR

11'0" x 9'4" (3.37 x 2.87)

At rear of property with single panel radiator, 2 double built in wardrobes with shelving and hanging rails, over bed storage.



BEDROOM THREE TO FRONT

8'1" x 10'5" (2.48 x 3.20)

with single panel radiator.



BEDROOM FOUR TO FRONT

8'8" x 6'8" (2.65 x 2.05)

with single panel radiator.



BATHROOM

6'3" x 7'2" (1.93 x 2.2)

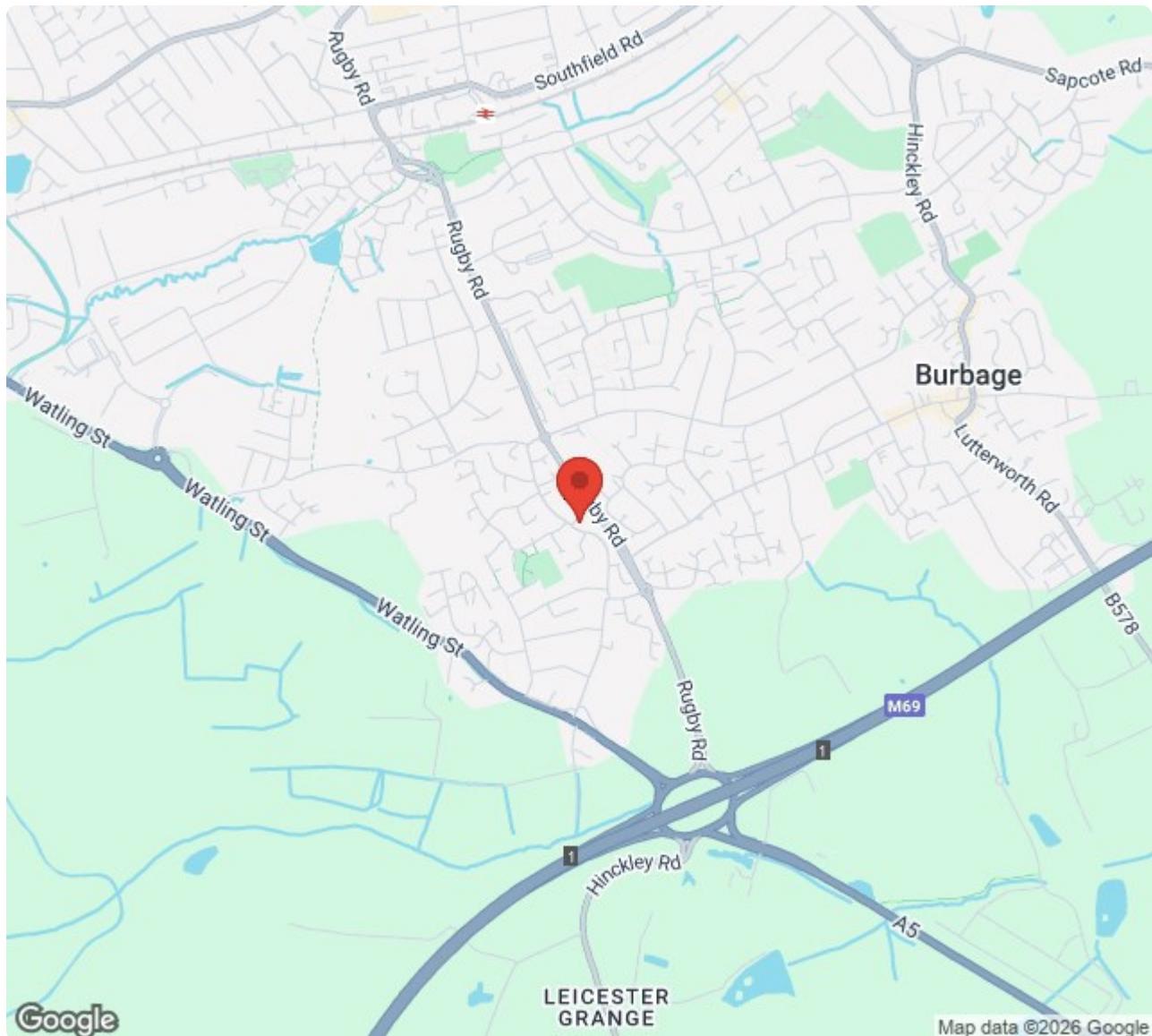
With Single panel radiator, 3 piece suite consisting of low level WC, pedestal wash hand basin with chrome taps, panelled bath, chrome taps, tiled surrounds, shaver point.



OUTSIDE

the property is set back from the road with a tarmacked driveway to the double garage with two single up and over doors. The front garden is predominately laid to lawn with mature hedging, timber pedestrian gate for rear access.

The rear garden is laid to lawn with a concrete patio to the back of the house. The garden is surrounded with a brick built privacy wall.



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			
EU Directive 2002/81/EC			
England & Wales		Environmental Impact (CO ₂) Rating	
EU Directive 2002/91/EC			
Very environmentally friendly - lower CO ₂ emissions		Current	Potential
(92 plus)			
(81-91)			
(69-80)			
(55-68)			
(39-54)			
(21-38)			
(1-20)			
Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC			
England & Wales			