



## 12 SLATE DRIVE, HINCKLEY, LE10 2QP

**ASKING PRICE £285,000**

NO CHAIN. Stylish 2014 Persimon homes built detached family home. Sought after and convenient location within walking distance of the town centre, the crescent, schools, doctors dentists, train and bus stations and good access to the A5 and M69 motorway. Immaculately presented, energy efficient with a range of good quality fixtures and fittings including white panelled interior doors, spotlights, wired in smoke alarms, gas central heating, UPVC SUDG and UPVC soffits and fascias. Spacious accommodation offers, entrance hall, separate WC, lounge diner & fitted kitchen . 3 bedrooms (main with en suite shower room) and family bathroom. Driveway to garage, front and good sized rear garden. Contact agents to view. Carpets and blinds included.



## TENURE

No Chain

Council Tax Band D

## ACCOMMODATION

Composite door to

### ENTRANCE HALLWAY

3'3" x 17'2" (1.01 x 5.24)

With single panel radiator, wall mounted fuse board. Wall mounted Danfoss heating thermostat, wired in smoke alarm, panel door to

### DOWNSTAIRS WC

4'11" x 3'0" (1.50 x 0.93)

With low level WC, pedestal wash hand basin, tiled splashback, extractor fan.



### KITCHEN

6'7" x 10'4" (2.01 x 3.16)

With panel door, wood effect vinyl flooring, single panel radiator, a range of cream wood grain floor standing kitchen cupboard units with chrome handles. Wood effect working surfaces, one and a half stainless steel sink with chrome mixer tap. Built in Electrolux oven, four ring gas hob, extractor fan above. Built in fridge freezer, further matching range of wall cupboard units one housing the logic combination boiler for domestic hot water and gas central heating. Panel door to



### DINING LOUNGE

20'7" x 11'1" (6.28 x 3.38)

With double panel radiator, TV aerial point and wall mounted TV aerial point for Plasma TV. UPVC SUDG doors to rear garden. Spindle balustrade staircase to



### FIRST FLOOR LANDING

With loft access, panel door to useful storage cupboard, panel door to

## **BEDROOM ONE**

14'11" x 8'11" (4.55 x 2.73)

With double panel radiator, panel door to



## **EN SUITE SHOWER ROOM**

5'5" x 5'11" (1.67 x 1.81)

With wood effect vinyl flooring, single panel radiator, low level WC, pedestal wash hand basin, chrome mixer tap, tiled splashback, corner glaze shower closure with bar shower, extractor fan.



## **BEDROOM TWO TO REAR**

12'3" x 8'7" (3.74 x 2.64)

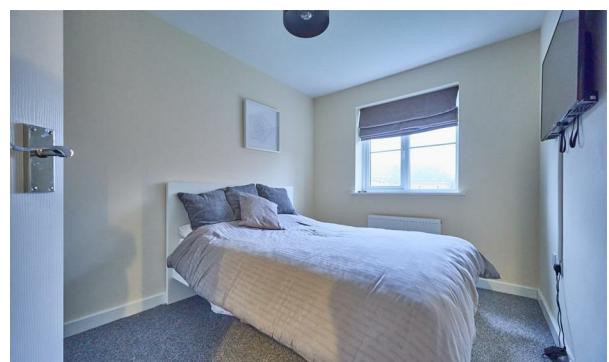
With single panel radiator, wall mounted TV aerial point.



## **BEDROOM THREE TO REAR**

8'0" x 11'4" (2.46 x 3.46)

With single panel radiator.



## **BATHROOM**

7'4" x 6'1" (2.26 x 1.86)

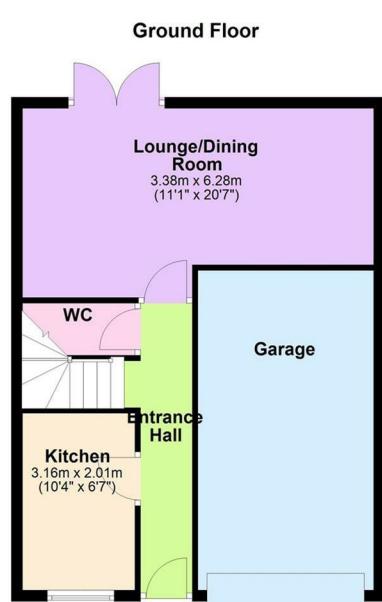
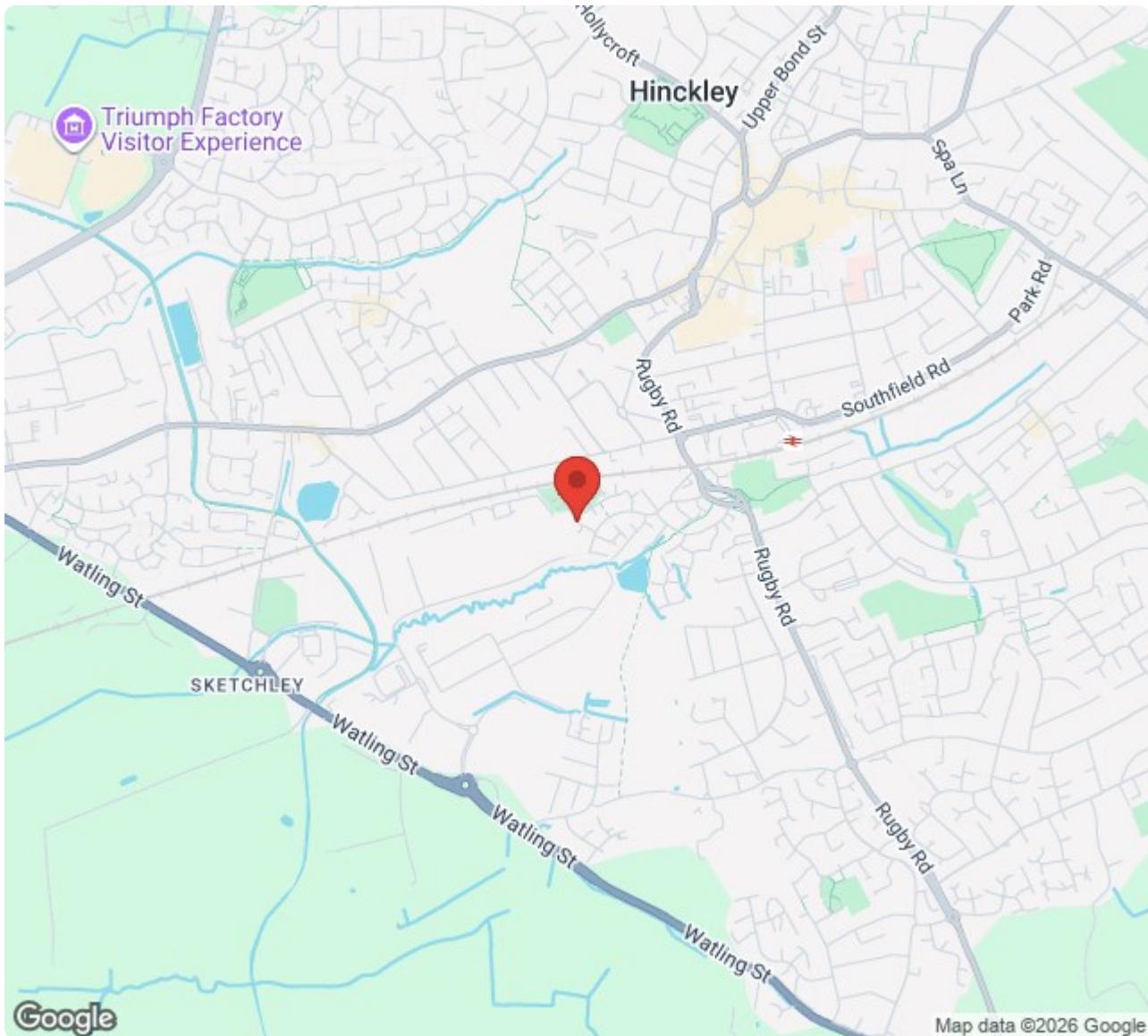
With low level WC, pedestal wash hand basin, tiled splashback, panel bath, radiator, extractor fan.



## OUTSIDE

To the front is a concrete slab path leading to the front door, front garden is predominately laid to lawn with a mature shrub, tarmacadam driveway leading to a single garage with up and over door with electric and lighting. Timber pedestrian gate to rear garden. Rear garden is predominately laid to lawn fenced and enclosed with outside tap and lighting.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		95
(81-91)	B		84
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
EU Directive 2002/91/EC			

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