



16 ALFRETON CLOSE, HINCKLEY, LE10 2RD

£215,000

NO CHAIN! Attractive semi detached bungalow on a good sized plot. Sought after and convenient cul de sac location within walking distance of a parade of shops, Co op, doctors surgery, schools, parks, bus service, the village centre, public houses, restaurants and with good access to the A5 and M69 Motorway. In need of some updating the property benefits from gas central heating, panelled interior doors and fitted wardrobes. Accommodation includes kitchen, lounge diner, shower room and two double bedrooms (main with built in wardrobes). Driveway to garage, front & rear gardens.



TENURE

Council Tax Band C

ACCOMMODATION

With Aluminium door to

ENTRANCE HALLWAY

With a built in cupboard housing the water meter, electric meter and fuse board, useful storage cupboard with shelving, smoke alarm, loft access, double panel radiator, Worcester heating thermostat, timber and glazed door to

KITCHEN TO REAR

8'10" x 10'11" (2.71 x 3.33)

With a range of floor standing kitchen cupboard units, stainless steel sink with chrome tap, single panel radiator, further matching range of wall cupboard units, tile splashbacks, larder cupboard housing the Worcester combination boiler for domestic hot water and gas central heating, coving to ceiling, door to



LOUNGE

11'3" x 18'0" (3.45 x 5.50)

With double panel radiator, aluminium sliding doors to rear garden, feature fireplace with timber mantle brick backing and tiled hearth incorporating an electric fire.



BEDROOM ONE TO FRONT

10'11" x 14'8" (3.33 x 4.49)

With single panel radiator, built in wardrobes with shelving and hanging rail, matching cupboards and dressing table.



BEDROOM TWO TO FRONT

9'1" x 8'4" (2.77 x 2.56)

With double panel radiator.



SHOWER ROOM

5'3" x 6'0" (1.61 x 1.83)

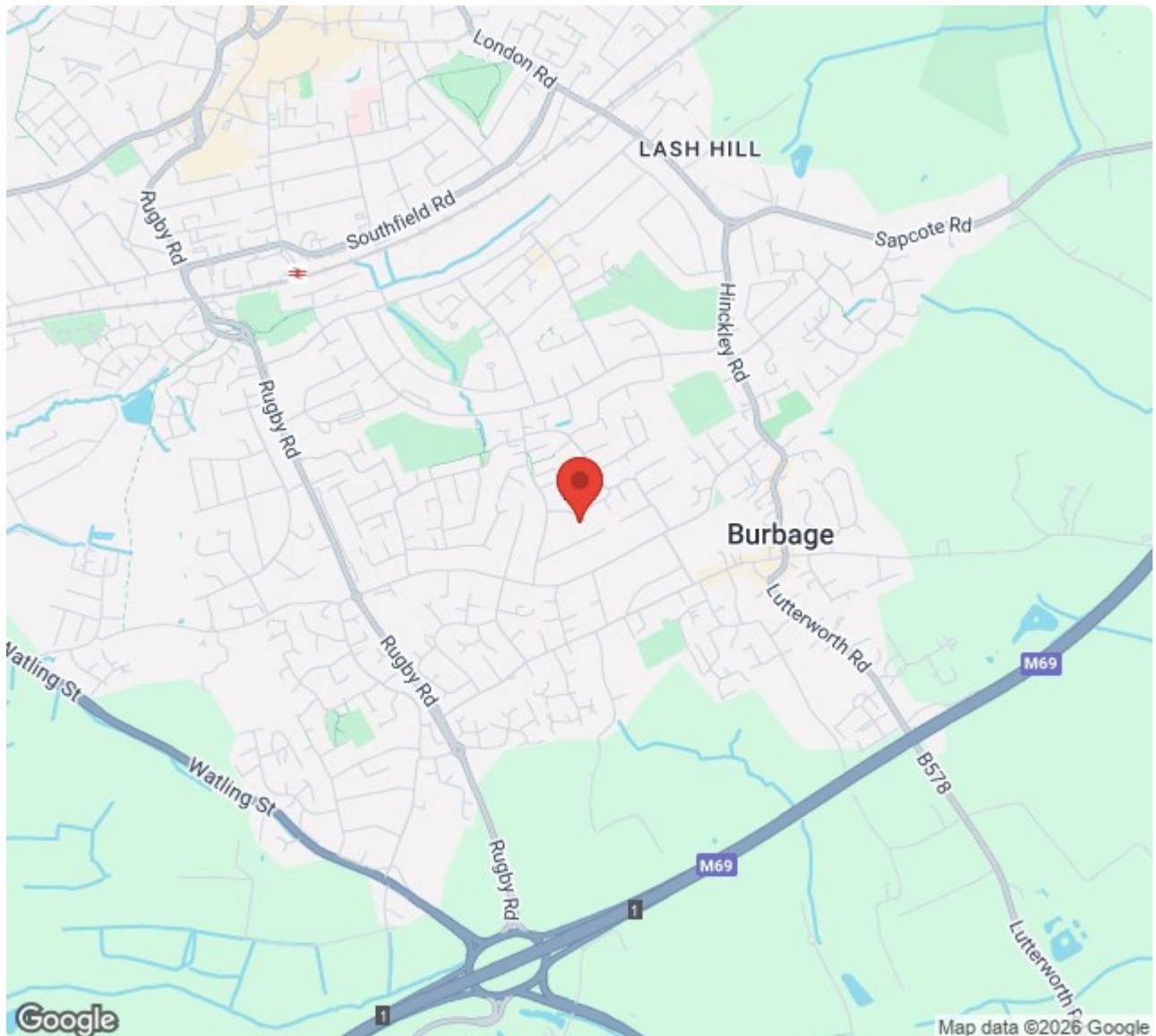
With vinyl flooring, double panel radiator, low level WC, pedestal wash hand basin, shower tray with glass shower screen, tile splashbacks, Triton electric shower.



OUTSIDE

The property to the front is a concrete slabbed driveway for multiple cars leading to a pair of wrought iron gates leading to a garage with double timber doors. The front garden is predominately laid to lawn with a mature bed surrounding. The garden to rear has a concrete slab patio adjacent to the rear of the house. The garden is enclosed with hedging and fencing, predominately laid to lawn with mature shrubs and Wendy house.





Ground Floor



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 2002/91/EC			
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			
EU Directive 2002/91/EC			
England & Wales		EU Directive 2002/91/EC	

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