



9 Aldin Way,
Hinckley,
Leics., LE10 0GE





£335,000

GENERAL

A stylish family house which has been upgraded with meticulous attention to detail over the last few years. The accommodation briefly includes a wonderful open plan living area with French doors onto the garden, a smart and contemporary kitchen, a master bedroom with a luxurious en-suite shower room, two further bedrooms and a re fitted bathroom. Outside, there is generous off street parking, a single garage with electric roller shutter door and walled rear garden.

LOCATION

Hinckley is a market town located midway between the cities of Leicester and Coventry, The town offers a wide range of amenities and there are excellent road links via the A47, A5, M1, M6 and M69. There is a railway station again within walking distance with direct services to Birmingham and Leicester.

THE HOUSE

The accommodation is arranged over two floors as follows. Front door opening into entrance hall.



ENTRANCE HALL

Opening off the entrance hall are doors to the living room and cloakroom.

CLOAKROOM

With low flush lavatory, wash basin with waterfall tap. Central heating radiator.

LIVING ROOM

21'7" x 10'1"

A wonderful light space. There are French doors opening into the garden, an oak boarded floor, with 'anthracite' vertical radiator and standard radiator. Stairs rise to first floor and door to the kitchen.

KITCHEN

10'1" x 7'7"

Overlooking the garden. There is a contemporary range of fashionable light blue base and wall cabinets with a really generous range of integrated appliances including a four ring induction hob with extractor over, a single oven, washing machine, fridge freezer and dishwasher. There is a tiled finish to floor and door to the garden. Central heating radiator.

ON THE FIRST FLOOR

Stairs rise from the living room to the first floor landing.

FIRST FLOOR LANDING

Opening off the landing are doors to the bedrooms.

MASTER BEDROOM

12' x 9'7"

There is a range of wardrobes with mirrored doors

which, although not fitted, will remain, a ceiling fan and TV aerial point. Central heating radiator and door to en-suite.

EN-SUITE

A large shower enclosure with rainfall and hand held shower attachment, wash hand basin set on vanity unit with drawer beneath and back lit mirror over, chrome ladder style towel rail.

BEDROOM TWO

9'9" x 9'6"

A double bedroom with hanging cupboard. Central heating radiator.

BEDROOM THREE

8'8" x 7'6"

Hanging cupboard. Central heating radiator.

BATHROOM

Suite comprising a panelled bath with central tap and shower over, floating wash hand basin and low flush lavatory. Central heating radiator and tiled finish to floor.

OUTSIDE

To the front of the house there is a tarmac drive with parking for a couple of vehicles opening onto which is the single garage. A path leads down the side of the house to the rear garden.

SINGLE GARAGE

With roller shutter door. The garage houses the "Worcester" combination gas boiler.

THE REAR WALLED GARDEN

The garden has been laid out for ease of maintenance with terraced areas, stoned borders and a central lawn.

COUNCIL TAX BAND

Hinckley and Bosworth Council Tax Band C.

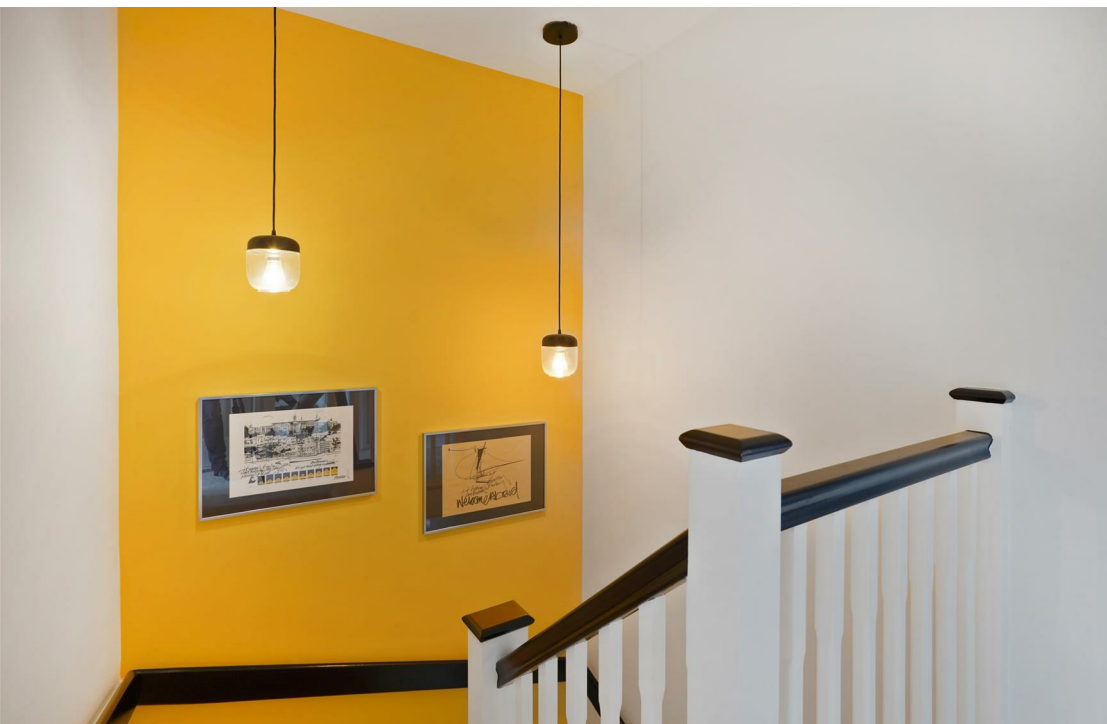
TECHNOLOGY

The boiler is controlled via a Nest smart thermostat and Nest smart smoke detector all hard wired.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			85
(69-80) C		70	
(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	



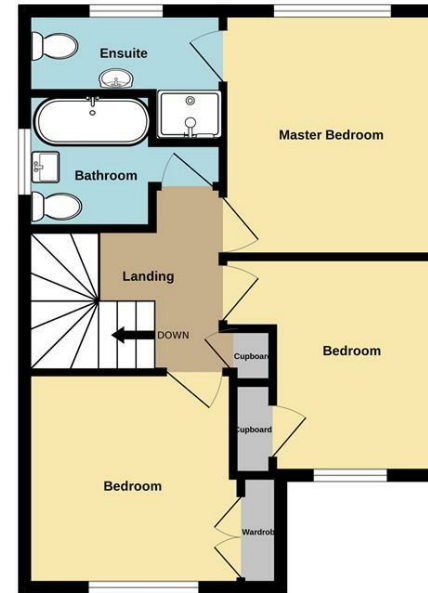




Ground Floor



1st Floor



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix 62024



Important Notice: Fox Country Properties Limited, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Fox Country Properties have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



5 Market Place, Market Bosworth, Nuneaton, Warwickshire CV13 0LF
Sales: **01455 890898**

41 High Street, Kibworth Beauchamp, Leicester LE8 0HS
Sales: **0116 2796543**

foxcountryproperties.co.uk