



20 Kent Drive, Hinckley, LE10 1UN
£299,000

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A THREE/FOUR BEDROOM DETACHED HOUSE (Originally a four bed, which could be converted back to four fairly simply) Situated in a sought after setting, this three bedroom detached house briefly comprises an Entrance Hall, Lounge, Dining Room, Kitchen, First Floor Landing, Three Bedrooms, Bathroom, Garage & driveway offering ample off road parking, front and rear gardens. UPVC double glazing & gas central heating. NO CHAIN.

Council Tax Band D

Entrance Hall

Door to side elevation, and radiator.

Lounge

UPVC double glazed bow window and a further UPVC double glazed window to the front aspect, a focal point living flame fire set in a brick full height fireplace, TV aerial point, and radiator.

Dining Room

UPVC twin french doors to rear aspect, and radiator.

Kitchen

fitted with a range of wall and base level units with work surfacing over. Inset sink and drainer, and UPVC double glazed window to the rear aspect.

First Floor Landing

With loft access hatch, and access off to:

Master Bedroom

This is the Master Bedroom (Which has had the original Bedroom 4 altered to make into a larger Dressing Area too, but could be converted back to make the fourth bedroom if preferred).

Two UPVC double glazed windows to the rear aspect and radiator.

Bedroom Two

UPVC double glazed window to the front elevation, and radiator.

Bedroom Three

UPVC double glazed window to the front elevation, and radiator.

Bathroom

UPVC double glazed window to the side aspect. Having a three piece suite comprising a bath low level w.c. and wash hand basin, radiator.







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All measurements are approximate and for display purposes only



Viewing

Please contact our RH Homes and Property Office on 01455 633244 if you wish to arrange a viewing appointment for this property or require further information.

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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	71	84
	EU Directive 2002/91/EC	

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