

for sale

Offers over **£270,000**



## Kinross Way Hinckley LE10 0WF

Immaculate four-bedroom semi-detached property

Driveway with space for garage

Remaining NHBC Guarantee

UPVC double glazing & GFCH

Cloakroom



# Kinross Way Hinckley LE10 0WF

## Entrance Hallway

Having Composite door to the front elevation, oak finish laminate flooring with matching skirting, smoke alarm and radiator. Staircase off to the first floor with spindle balustrades and access into accommodation.

## Cloakroom

Comprising WC and wall mounted sink unit, oak finish laminate flooring with matching skirting, radiator and UPVC window to the front elevation.

## Fitted Breakfast Kitchen

11' 9" x 8' 8" ( 3.58m x 2.64m )

Having a modern range of cream units with soft closing doors, work surfaces, stainless steel sink unit with mixer tap, integrated stainless steel appliances to include electric oven and gas hob with cooker hood over, with ceramic tiling, floor tiling, central heating boiler, concealed lighting, plumbing for washing machine and dishwasher, heat detector and UPVC window to the front elevation.

## Lounge

15' 11" x 12' 5" ( 4.85m x 3.78m )

Having oak finish laminate flooring with matching skirting, feature brickette wall, double radiator, smoke alarm, TV aerial point, understairs storage cupboard and UPVC window and UPVC French doors to the rear garden.



## To The First Floor

### Landing

Having ceiling spotlights, smoke alarm, oak finish laminate flooring, access to accommodation and staircase with balustrading off to the second floor.

### Bedroom 2

13' 6" x 8' 9" ( 4.11m x 2.67m )

Having oak finish laminate flooring with matching skirting, double wardrobe with sliding mirror-fronted doors, radiator and TV aerial point.

### Bedroom 3

10' 11" x 8' 9" ( 3.33m x 2.67m )

Having UPVC window to the front, radiator, laminate flooring and matching skirting.

### Bedroom 4

9' 3" x 6' 10" ( 2.82m x 2.08m )

Having UPVC window to the rear, oak finish laminate flooring with matching skirting and radiator.

### Family Bathroom

Having white suite comprising bath with shower over and shower screen, wash handbasin and WC, with ceramic tiling, heated towel rail, extractor fan and shaver point.

## To The Second Floor

### Landing

Having oak finish laminate flooring with matching skirting and access to master bedroom.

### Master Bedroom

17' 4" x 15' 7" ( 5.28m x 4.75m )

Having UPVC windows to the rear and skylight windows to the front, oak finish laminate flooring with matching skirting, inset ceiling spotlights and radiator. Two doors leading to large eaves storage space which is boarded, having laminate flooring and lighting.

### To The Outside

To the front of the property there is a paved area with a tarmac driveway to the side providing vehicular standing for several cars. There is an outside tap and power socket (2-gang, switched) installed at garden side.

The rear garden is approached via timber gate, having a patio area, laid to lawn garden and is enclosed with fencing. There is a good size timber shed.





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To view this property please contact Connells on

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Property Ref: HIN310098 - 0003

**Tenure:** Freehold

**EPC Rating:** B

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