

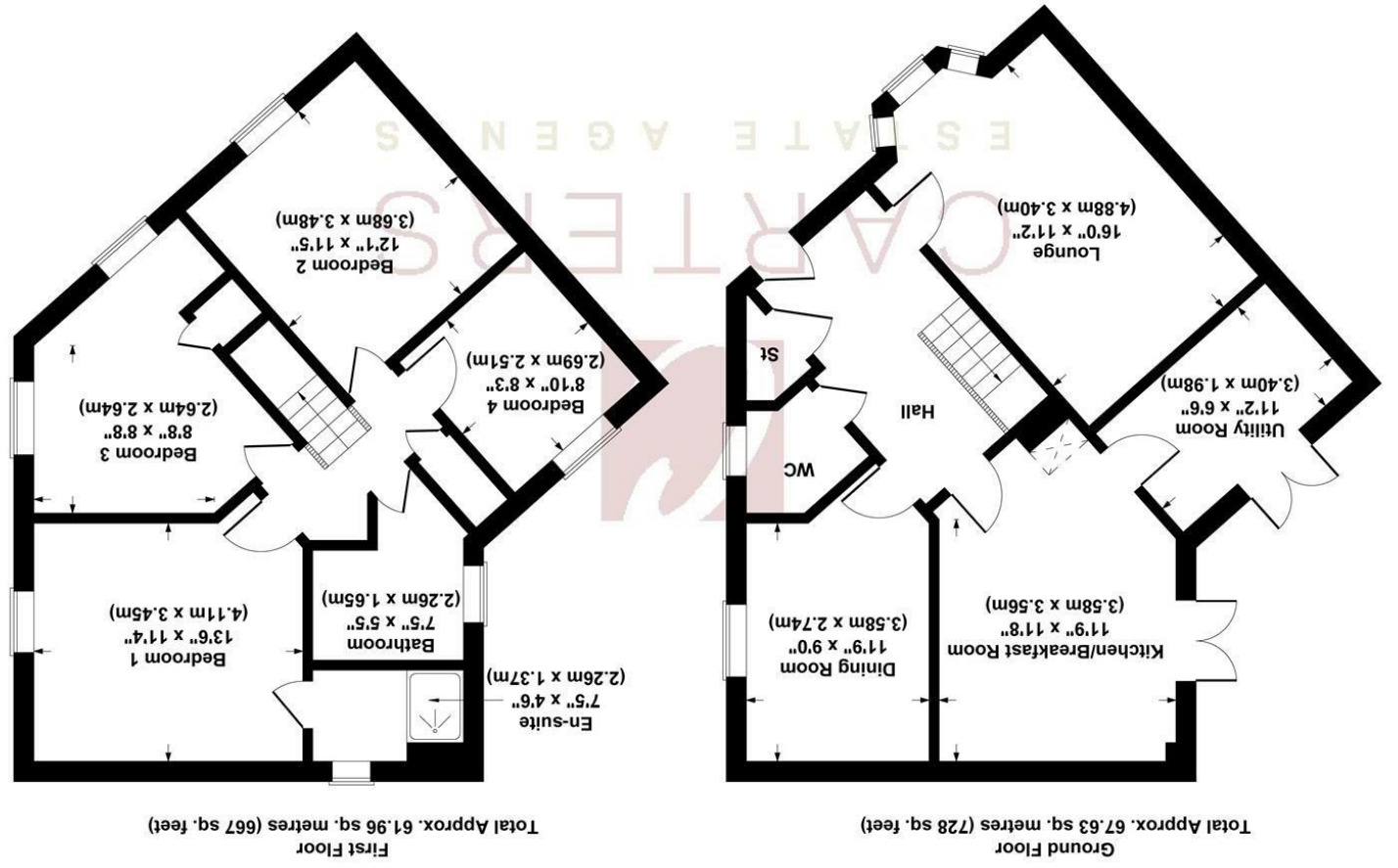


29 Kensington Avenue  
 Hinckley, LE10 3JE  
 £400,000

4 2 2 B

Floor Plan

**Kensington Avenue**  
 Total Approx. 129.59 q. metres (1395 sq. feet)



Not to Scale. Produced by The Plan Portal 2024  
 For Illustrative Purposes Only.

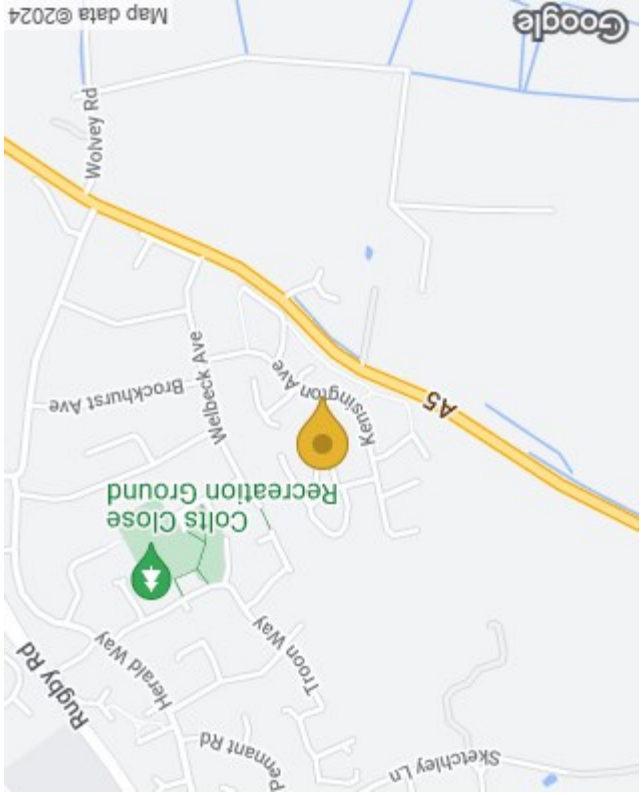
Please contact our Nuneaton Office on 02476 388863 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating	
Current	Potential
96	84
Very energy efficient - lower running costs	
A (92 plus)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	

EU Directive 2002/91/EC  
 England & Wales

Energy Efficiency Graph



Area Map

## 29 Kensington Avenue

Hinckley, LE10 3JE

Situated in the heart of the sought-after and easily accessible village of Burbage, this exceptional four-bedroom detached family home is available for sale with no upward chain. Nestled within an exclusive estate built by David Wilson Homes circa 2017, the property boasts an elegant design and meticulous maintenance, featuring a harmonious blend of executive-style houses and green spaces.

This unique design is both aesthetically pleasing and surprisingly spacious, offering four generous bedrooms, an en-suite, two reception rooms, a delightful breakfast kitchen, and a utility room. Positioned prominently on Kensington Avenue and overlooking a green space, it's remarkable to consider the easy accessibility to the A5, providing convenient links to major road networks connecting to Leicester and London.

Upon entering, you are greeted by an impressive hallway with storage and a guest cloak with a white suite. Doors lead to a living room with a bay window to the front, and there's a separate dining room to the side with convenient access to the kitchen dining room. The well-appointed kitchen boasts numerous units and integrated appliances, including a double oven, gas hob, extractor,



dishwasher, and washing machine. There's ample space for a dining table, and French doors open to the garden patio. Adjacent to the kitchen, a handy utility room features additional units and French doors leading to the garden.

The first-floor hosts four generous bedrooms, each capable of accommodating a double bed. The principal bedroom benefits from an en-suite with a double shower unit featuring a mains shower. Additionally, there is a family bathroom comprising a white 3-piece suite and a mains shower.

