



# 57 Kinross Way

, Hinckley, LE10 0WF

£208,000



A modern 2 bedroom semi detached house constructed in 2014 by the reputable Jelson homes who are members of the NHBC. The property has been maintained to a high standard throughout and forms part of a sought after and popular residential location. The property has the benefit of gas central heating (condensing combination boiler), PVCu double glazing, modern fitted kitchen, luxury bathroom with shower, attractive lounge, guest cloakroom, two double bedrooms, landscaped rear garden, allocated parking space/driveway and lawned front garden.

Conveniently located close to all local amenities, whilst being accessible for commuting to all major road links, such as the A5, M69, M1 and M6.

MUST BE VIEWED.



## Canopy porch.

### Reception hall. 11'5" x 8'1". (3.48 x 2.47.)

Amtico floor, easy tread staircase with spindle balustrade, radiator, obscure double glazed composite door and mains smoke alarm.

### Modern kitchen (front). 10'3" x 6'5". (3.14 x 1.97.)

Stainless steel sink unit, range of attractive base and wall units (5 base and 5 wall) in soft cream, associated work surfaces, plumbing for a washing machine, wall mounted fan assisted gas fired condensing combination boiler (Glow worm Ultracom 30cxi), ceramic wall tiling, main heat alarm, ceramic tiled floor, plumbing for a washing machine, split level gas hob, electric fan assisted oven and ducted extractor hoods.

### Attractive lounge (rear). 14'3" x 12'1". (4.35 x 3.70.)

Amtico floor, twin PVCu double glazed french doors, radiator, main smoke alarm and understairs cupboard.

### First floor landing.

Roof void access, radiator and carbon monoxide alarm.

### Bedroom 1 (front). 14'3" x 9'7" (max). (4.35 x 2.93 (max).)

PVCu double glazed window, radiator, and fitted cupboard/wardrobe

### Bedroom 2 (rear). 14'3" x 6'2". (4.35 x 1.88.)

PVCu double glazed window and radiator.

### Modern bathroom (side). 7'2" x 6'2". (2.20 x 1.90.)

Full suite in white, panel bath with mixer shower, wash hand basin. low flush wc, extractor fan, radiator, shaver point and ceramic wall tiling.

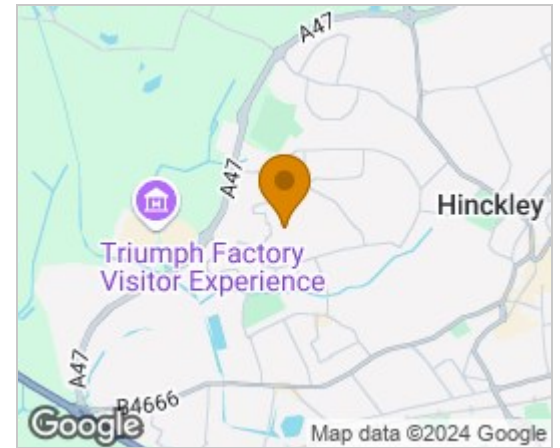
### Outside.

Front lawned garden, paved path, water tap and side gated access to the rear garden.

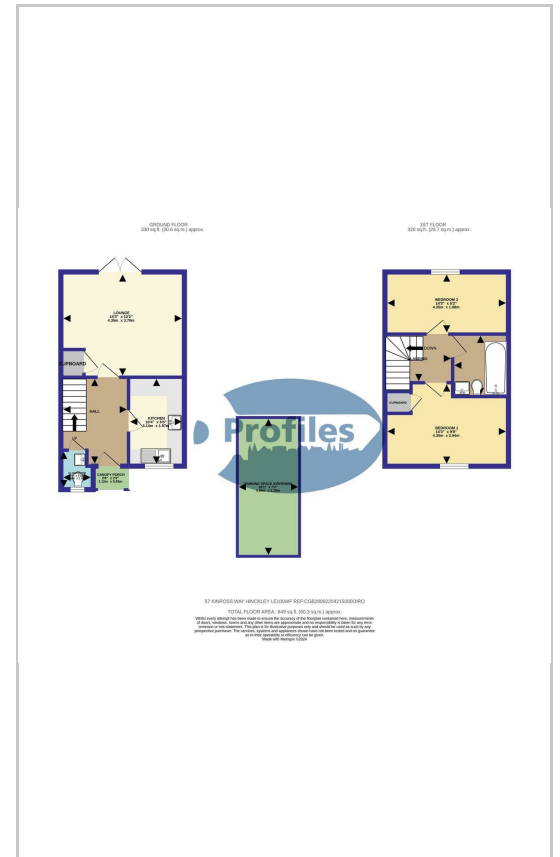
Enclosed rear garden with established lawn and paved patio

Car parking space/ driveway.

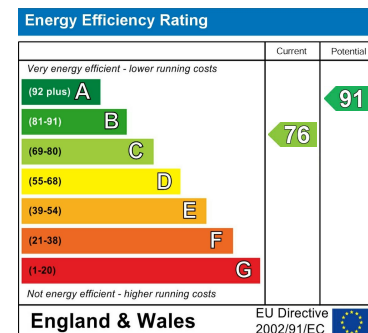
## Area Map



## Floor Plans



## Energy Efficiency Graph



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