



36 ISLAND CLOSE, HINCKLEY, LE10 1LN

OFFERS OVER £340,000

Spacious modern detached bungalow on a good sized corner plot, sought after and convenient cul-de-sac location within walking distance of the town centre, The Crescent, train and bus stations, doctors, dentists, schools, bars and restaurants, Asda superstore, Hinckley Golf Club and good access to major road links. Well presented and much improved, including wooden flooring, refitted kitchen and bathroom, gas central heating and UPVC SUDG. Offers entrance porch, lounge dining room and dining kitchen, inner hallway, two double bedrooms both with fitted wardrobes, bathroom and separate WC. Driveway to single garage, front and good sized rear garden. Contact agents to view.



TENURE

Freehold

Council Tax Band D

ACCOMMODATION

Open canopy porch, attractive UPVC SUDG and leaded front door to entrance porch with grey wood grain wood strip flooring. Contrasting tiled surrounds, wood panelled glazed door leads to

'L' SHAPED LOUNGE DINING ROOM TO FRONT

14'7" max x 21'11" max (4.47 max x 6.69 max)

With original fireplace incorporating a fitted gas fire. Oak veneer laminate wood strip flooring, radiator, two matching wall lights. Tv and telephone points, white panelled and glazed door leads to



INNER HALLWAY

With oak finished laminate wood strip flooring, double airing cupboard housing the gas condensing combination boiler for central heating and domestic hot water, new as of 2022 and still under warranty. One wall light and loft access.

REFITTED DINING KITCHEN TO SIDE

10'7" x 12'10" (3.25 x 3.93)

Refitted kitchen with a range of fashionable light grey matte finish soft close cupboard units consisting inset single drainer and stainless steel sink unit, mixer tap above, double base unit beneath. Further range of floor mounted cupboard units and four drawer unit. Contrasting black roll edge working surfaces above with inset four ring ceramic hob unit. Single oven with grill beneath. Stainless steel chimney extractor above. Matching upstands, further range of wall mounted cupboard units. Appliance recess points, plumbing for automatic washing machine and dishwasher. The dishwasher is included. There's also a pantry area with fitted shelving, oak finish laminate strip flooring. Radiator, UPVC SUDG door to open side porch.



BEDROOM ONE TO REAR

14'6" x 10'8" (4.43 x 3.27)

With a range of white fitted bedroom furniture consisting of one double and three single wardrobe units, matching bedside cabinets, corner alcove display units above. Bridge of cupboards above the bedhead. Grey woodgrain laminate wood strip flooring and radiator



BEDROOM TWO TO REAR

10'10" x 11'6" (3.32 x 3.51)

With a range of fitted furniture in mahogany. Consisting of two double and two single wardrobe units, grey oak wood grain laminate wood strip flooring and radiator



REFITTED BATHROOM TO SIDE

5'6" x 6'5" (1.68 x 1.96)

With white suite consisting of a 'P' shaped panelled bath, mains rain shower and handheld shower above, glazed shower screen to side. Vanity sink with gloss white double cupboard beneath and mirror fronted bathroom cabinet above. Contrasting PVC decorative clad surrounds, chrome heated towel radiator. Grey wood grain laminate wood strip flooring.



REFITTED SEPARATE WC

With white suite consisting of low level WC, contrasting PVC decorative surrounds, grey wood grain laminate wood strip flooring and radiator.

OUTSIDE

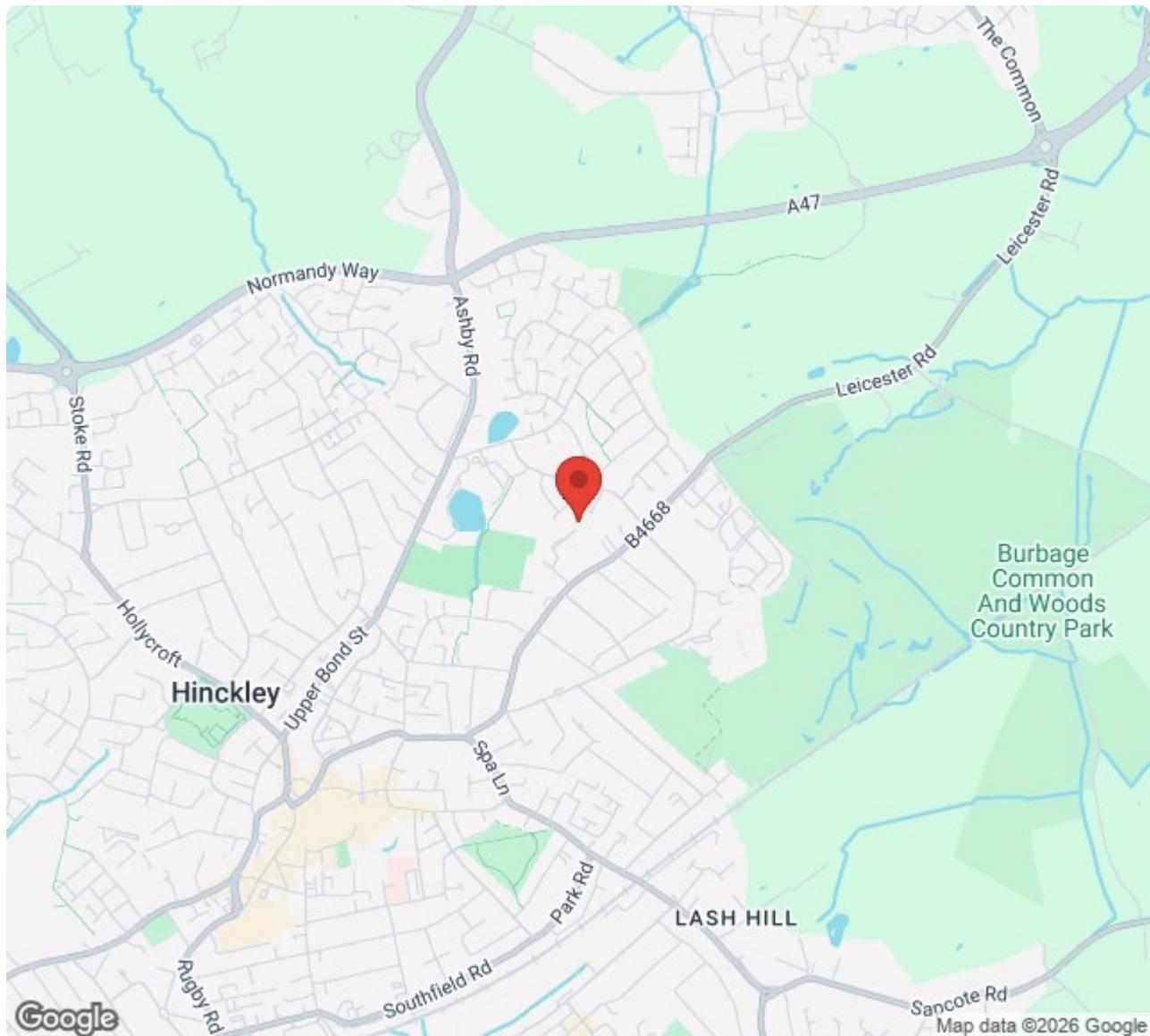
The property is nicely situated at the head of the cul-de-sac. The property is set back from the road screened behind mature hedging and the front lawn is principally laid to lawn. A tarmacadam driveway leads to a single brick built garage. A timber gate and slabbed pathway lead down the right hand side of the property to the good sized rear garden which is enclosed by panelled fencing and mature hedging and is principally laid to lawn. There is also a fruit tree and timber shed.



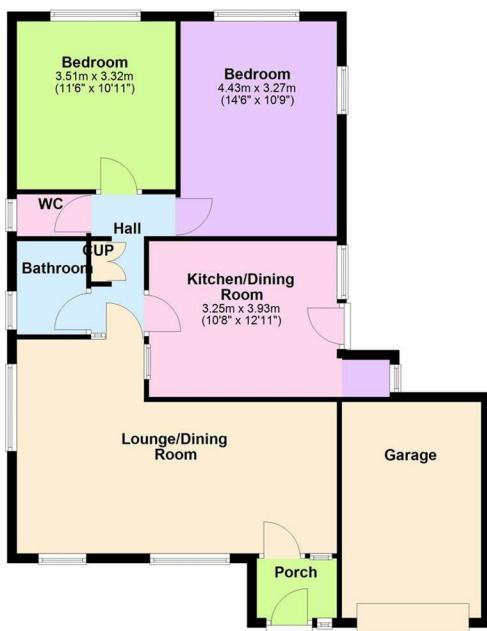
GARAGE

9'3" x 15'4" (2.82 x 4.68)

With up and over door to front. There garage has light and power. Also houses the gas and electric meters, keypad for burglar alarm system and rear pedestrian door



Ground Floor



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		62	77
EU Directive 2002/91/EC			
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
EU Directive 2002/91/EC			

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