



Property Description

Discover your ideal home with this charming two-bedroom mid-town house, built in 2014 by Jelson Homes Ltd. Enjoy the convenience of local amenities and excellent transport links, complemented by modern features such as uPVC double glazing and gas central heating. The well-designed layout includes an inviting entrance hall, a cloakroom/wc, a fitted kitchen, and a spacious living room perfect for relaxation. Upstairs, you'll find two comfortable bedrooms and a stylish bathroom. The property also boasts an enclosed rear garden for outdoor enjoyment and off-road parking at the front, all available with no upward chain. Don't miss this opportunity to make it yours!



Entrance Hall

having uPVC double glazed window, ceiling light point, radiator, staircase to first floor.

Cloakroom/WC

having uPVC double glazed window, ceiling light point, radiator, two piece suite comprising low level flush wc and wash hand basin.

Fitted Kitchen *3.11m x 1.95m (10' 2" x 6' 5")*

having uPVC double glazed window to front aspect, ceiling light point, tiled flooring, range of matching wall and base units with work surfaces over, single bowl drainer sink with mixer tap, plumbing for automatic washing machine, built in oven with gas hob and extractor over, plumbing for automatic washing machine.

Living Room *4.27m x 3.63m (14' x 11' 11")*

having ceiling light point, radiator, television aerial point, built in storage cupboard and uPVC French doors to rear.

First Floor Landing

having ceiling light point and radiator.

Bedroom One *4.27m x 2.89m (14' x 9' 6") Max*

having uPVC double glazed window, ceiling light point, radiator, and built in cupboard.

Bedroom Two *4.27m x 1.90m (14' x 6' 3")*

having uPVC double glazed window, ceiling light point and radiator.

Bathroom *2.16m x 1.89m (7' 1" x 6' 2")*

having ceiling light point, heated towel rail, partial tiling to walls, electric shaver point, three piece suite comprising low level flush wc, wash hand basin and side panelled bath with shower over.

Outside

Off road parking to front, with small lawn area. Gated access from side to rear garden which is enclosed and has a slabbed patio and lawn.

GROUND FLOOR
316 sq.ft. (29.4 sq.m.) approx.



1ST FLOOR
310 sq.ft. (28.8 sq.m.) approx.



TOTAL FLOOR AREA : 626 sq.ft. (58.1 sq.m.) approx.

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.
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44 Kinross Way
HINCKLEY
LE10 0WF

Energy rating

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9 July 2034

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