



## 19 KINROSS WAY, HINCKLEY, LE10 0WF

**ASKING PRICE £245,000**

Attractive modern Jelson built semi detached family home with open aspect to rear. Sought after and convenient location within walking distance of a parade of shops, doctors surgery, Battling Brook school, parks, the town centre, The Crescent, train and bus stations and good access to major road links. Immaculately presented and refurbished including white panelled interior doors, coving, spindle balustrades, refitted kitchen and bathroom, gas central heating and UPVC SUDG. Offers canopy porch, entrance hall, lounge, dining room with patio doors and fitted kitchen with built in appliances. Three bedrooms (main with fitted wardrobes) and family bathroom with shower. Wide driveway to detached garage. Large sunny rear garden. Viewing recommended. Carpets, curtains, blinds and light fittings included.



## TENURE

Freehold  
Council Tax Band B  
EPC Rating C

## ACCOMMODATION

Open pitched and tiled canopy porch. Attractive grey composite panel SUDG front door to

## ENTRANCE HALLWAY

With single panelled radiator, telephone point. Stairway to first floor. All power points and light switches are in brushed chrome. Attractive white six panelled interior doors leading to

## LOUNGE TO FRONT

11'4" x 14'1" (3.47 x 4.30)

With single panelled radiator, TV and telephone points including broadband. Coving to ceiling, door to useful under stairs storage cupboard housing the consumer unit and lighting. Feature archway leads to



## DINING ROOM TO REAR

7'5" x 9'6" (2.28 x 2.91)

With coving to ceiling, single panelled radiator, UPVC SUDG sliding patio doors leading to the rear garden.



## FITTED KITCHEN TO REAR

9'6" x 6'9" (2.91 x 2.06)

With a fashionable range of gloss cream fitted kitchen units with soft close doors consisting inset double drainer stainless steel sink unit, mixer taps above, cupboard beneath. Further matching range of floor mounted cupboard units and three drawer unit, contrasting oak woodgrain working surfaces above with inset four ring ceramic hob unit and double integrated fan assisted oven with grill. Stainless steel chimney extractor hood above, tiled splashbacks, further matching range of wall mounted cupboard units, one concealing the Gloworm gas condensing boiler for central heating and domestic hot water. There is also a Nest wireless thermostat. Dishwasher included, plumbing for automatic washing machine. Radiator, oak finish laminate wood strip flooring. UPVC SUDG door to the side of the property.



## FIRST FLOOR LANDING

With white spindle balustrades, door to the airing cupboard housing the factory lagged cylinder for supplementary and domestic hot water. Loft access.

## BEDROOM ONE TO REAR

8'4" x 11'3" (2.55 x 3.43)

With two built in double wardrobes, radiator.



## BEDROOM TWO TO FRONT

10'9" x 8'3" (3.30 x 2.53)

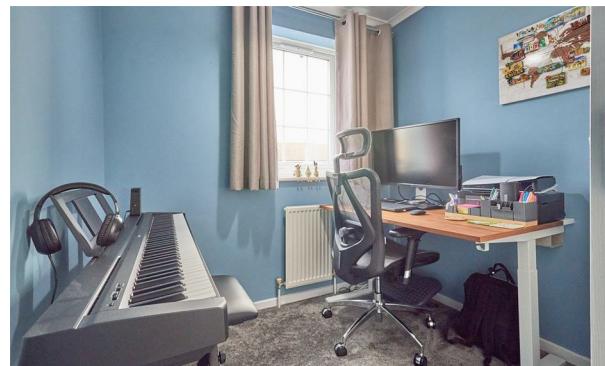
With radiator.



## BEDROOM THREE TO FRONT

7'1" x 7'11" (2.16 x 2.42)

With built in double wardrobe in white, radiator.



## FAMILY BATHROOM TO REAR

5'10" x 6'7" (1.80 x 2.02)

With white suite consisting P shaped panelled bath, mains shower unit above, glazed shower screen to side, pedestal wash hand basin with mirror above and low level WC. Contrasting fully tiled surrounds, chrome heated towel rail and inset ceiling spotlights, extractor fan. Wall mounted gloss white bathroom cabinet included.

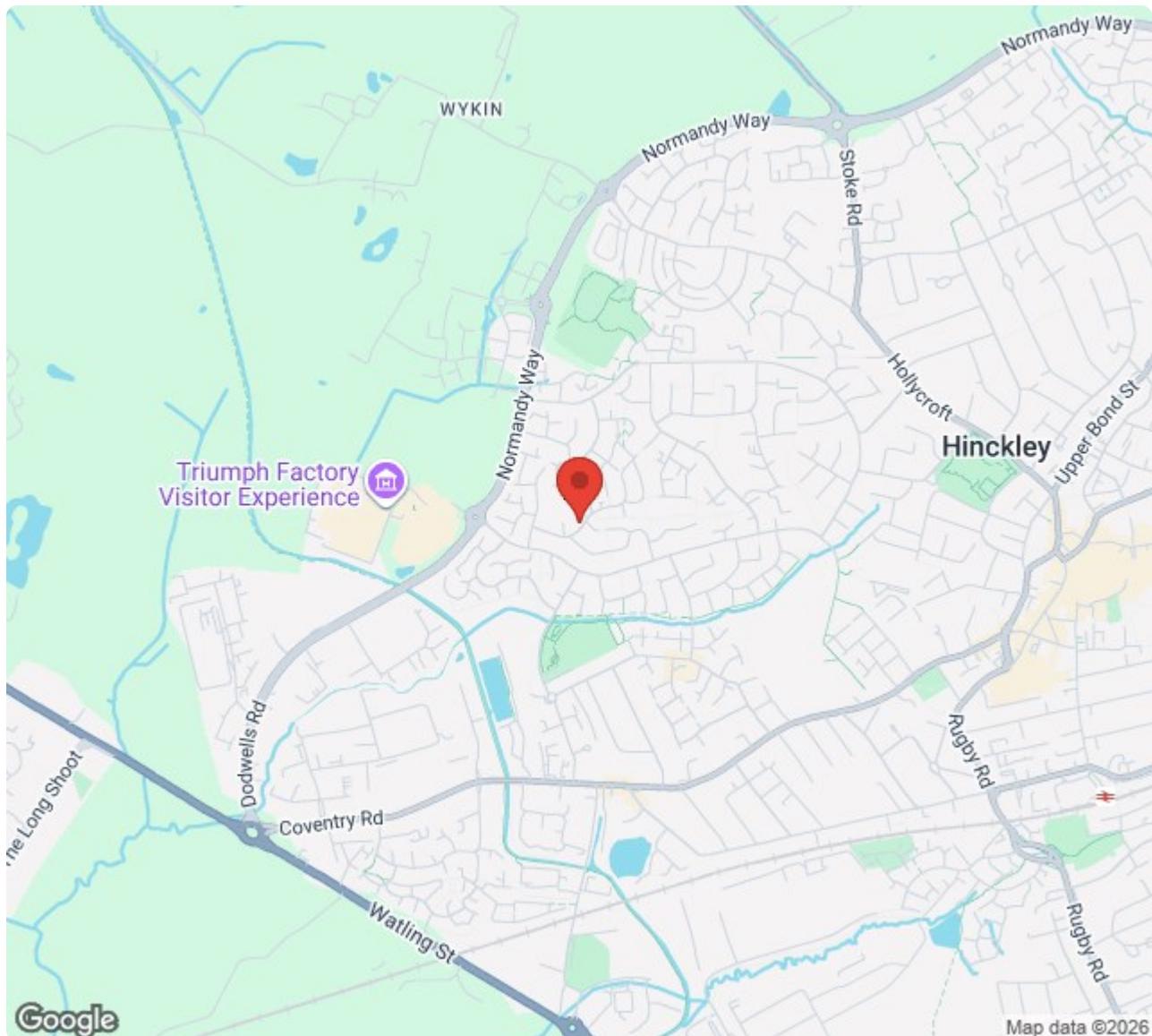


## OUTSIDE

The property is set back from the road having a double width block paved driveway to front offering ample car parking, the block paving extends down the side of the property through double timber gates, to the side of the house is an outside security light and a car charging point. To the rear of the property is a detached sectional concrete garage measuring 2.46m x 5.31m with up and over door to front, window to side, also has light and power. A wrought iron gate offers access to the good sized fully fenced and enclosed rear garden which has a deep full width block paved patio adjacent to the rear of the property where there is an outside tap beyond which the garden is principally laid to lawn with surrounding beds. There is an open aspect to rear.



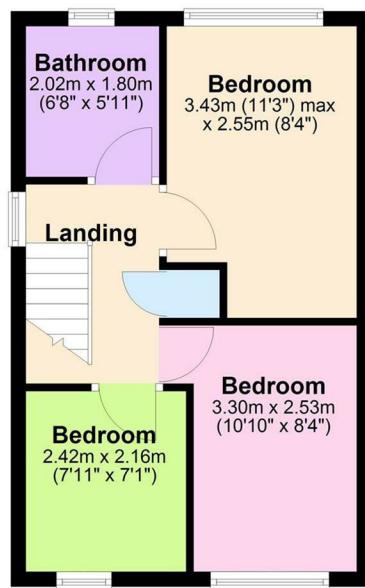




**Ground Floor**



**First Floor**



**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	85
(81-91)	B	69
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	

Not energy efficient - higher running costs

EU Directive 2002/81/EC

**Environmental Impact (CO<sub>2</sub>) Rating**

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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<sub>2</sub> emissions

EU Directive 2002/91/EC

**England & Wales**

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Not environmentally friendly - higher CO<sub>2</sub> emissions

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**Environmental Impact (CO<sub>2</sub>) Rating**

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