



wards  
Residential

7 Aulton Way, Hinckley, LE10 0XB  
£395,000

## Freehold

Extended and refurbished modern Jelson built detached family home on a large corner plot. Sought after and convenient location within walking distance of a parade of shops, doctors surgery, Battling Brook school, the town centre, the crescent, train and bus stations and good access to major road links. Spacious accommodation offers entrance porch, lounge, open plan living dining kitchen, utility room and UPVC conservatory. 3 double bedrooms (main with ensuite shower room) and family bathroom. Impressive frontage, wide driveway to large garage and car port, large front, side and enclosed rear garden with ample room for a garage/extension subject to planning permission. Additionally this property benefits from having both gas fired central heating with Hive system installed and double glazing. Viewing recommended.

### Living Room

#### 5.19 x 5.09 Meters

Bright and spacious living area with newly fitted carpet, matching wall and ceiling lighting, TV aerial point, wired in smoke alarm, stairway to first floor with spindle balustrades and useful under stairs storage cupboard beneath. UPVC double glazed windows to the front and side elevation.



### Open Plan Living Dining Kitchen

#### 5.23 x 5.09 Meters

The kitchen with a fashionable range of gloss cream fitted kitchen units with soft close doors with inset white single drainer resin sink unit, mixer tap above and cupboard beneath. Further matching range of floor mounted cupboard units including two four drawer units, one cupboard housing the gas condensing boiler for the central heating and domestic hot water, contrasting solid oak working surfaces above, tiled and matching upstands. Further matching range of wall mounted cupboard units, New World Spirit range cooker included with a seven-ring gas hob unit, two ovens and a grill beneath, stainless steel chimney extractor above, integrated larder fridge, dishwasher and microwave oven. Ceramic tiled flooring, radiator, inset ceiling spotlights and a UPVC double glazed window to the rear elevation and door to the side of the property.



## Conservatory

**2.94 x 2.8 Meters**

Being of UPVC construction, sliding patio doors, ceramic tiled flooring, double and single power points, UPVC double glazed French doors to the rear garden.

## Utility Room

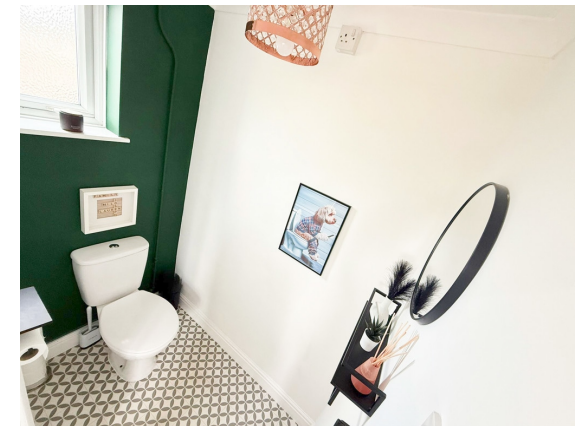
**3.45 x 2.89 Meters**

With a range of white fitted wall and base units, stainless steel sink with drainer and contracting black roll edge working surfaces above. Tiled splash backs, plumbing for washing machine, venting for tumble dryer, ceramic tiled flooring in grey, radiator, inset ceiling spotlights and UPVC double glazed door to the side of the property with access to the garage and downstairs wc.

## WC

**1.58 x 1.03 Meters**

Newly decorated with white two piece suite comprising a low level WC and wash hand basin.





## First Floor Landing

With spindle balustrades, loft access which is partially boarded and airing cupboard housing the immersion heater.

## Master Bedroom

**5.11 x 2.91 Meters**

Large master bedroom located at the rear with carpeted flooring and boasting a dual aspect with UPVC double glazed windows to both the rear and side elevations.

## Ensuite

**2.18 x 1.6 Meters**

With white suite consisting fully tiled shower cubicle with glazed shower door, vanity sink unit with gloss white double cupboard, mirror, low level WC, fully tiled surrounds including the flooring, shaver point and chrome heated towel rail. UPVC double glazed window to the rear elevation.

## Bedroom 2

**3.69 x 2.91 Meters**

Double bedroom with a UPVC double glazed window to the front, radiator and carpeted flooring.



### Bedroom 3

**3.83 x 2.92 Meters**

Third double bedroom with a UPVC double glazed window to the front, radiator and carpeted flooring. Benefitting from a fitted wardrobe.

### Family Bathroom

**2.48 x 2.18 Meters**

Three piece suite consisting panelled bath with shower unit above and glazed shower screen to side, vanity sink unit with gloss white double cupboard, low level WC, contrasting panelled and tiled surrounds, inset ceiling spotlights, coving to ceiling and chrome heated towel rail.

### Garage

**7.53 x 3.45 Meters**

With electric roller shutter door, with light, power and windows to the side elevation.

### Outside

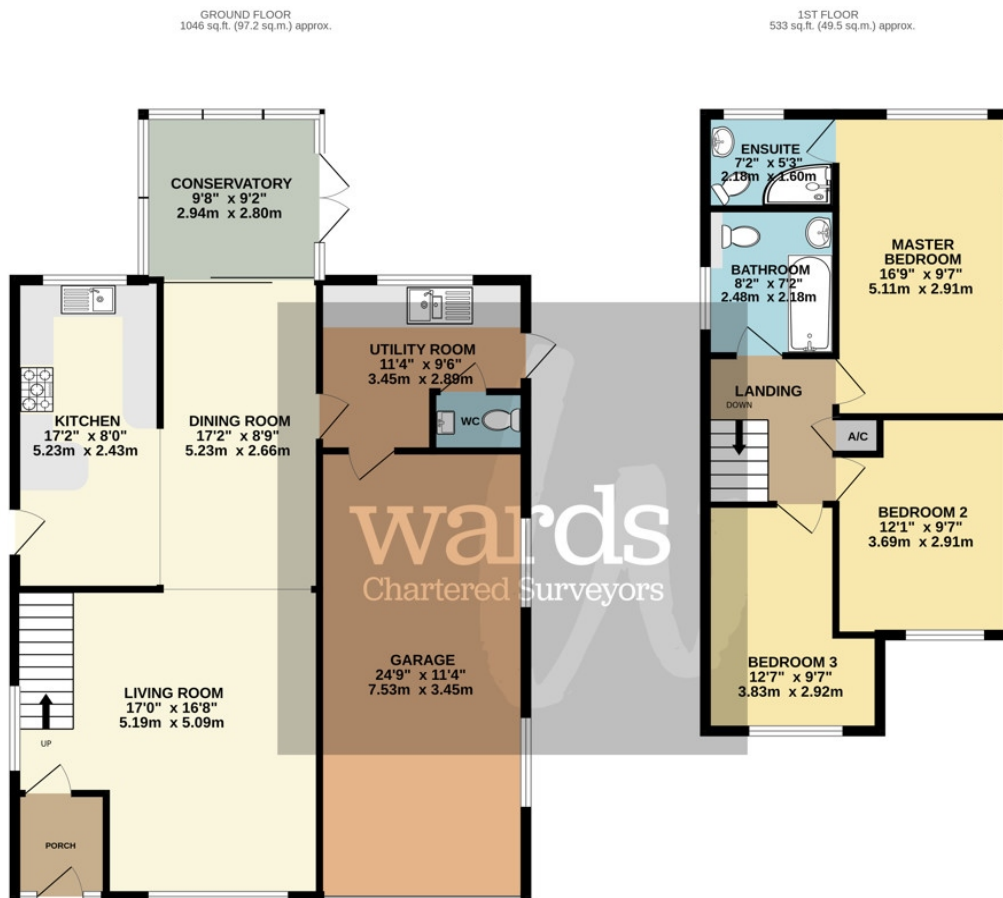
The property is nicely situated in a cul de sac on a large corner plot having an impressive frontage. Set back from the road, screened behind timber fencing. There is a wide decorative stone driveway offering ample car parking leading down the left-hand side of the property to a car port. A timber gate leads down the right-hand side of the property to a large fully fenced and enclosed side and rear garden. The landscaped rear gardens themselves are predominantly laid to lawn, with patio areas adjacent to the rear and side of the dwelling. There is also an outside tap, power point and lighting. To the left-hand side of the property is a further timber gate and wide access.

**EPC Rating - C (71)**

**Council Tax Band - C**

**Call 01455 251771 to make an appointment to view this property**





**TOTAL FLOOR AREA:** 1579 sq.ft. (146.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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