



35 CARDINAL DRIVE, HINCKLEY, LE10 2NS

£415,000

Outstanding Charles Church built Highclere design detached family home. Sought after and convenient development with easy access to Burbage village centre, Hinckley Town Centre and good access to the A5 and M69 motorway. Well presented and energy efficient with a range of good quality fixtures and fittings including attractive white panelled interior doors, , spindle balustrades, tiled flooring, integrated appliances, wall panelling, spotlights, gas central heating, UPVC SUDG and UPVC soffits and fascias. Spacious accommodation offers entrance hall, separate WC, lounge , study, dining kitchen and utility room. Four double bedrooms (main with ensuite shower room) and family bathroom with shower. Driveway to garage. Front and good sized enclosed rear garden. Viewing highly recommended.



TENURE

Freehold
Council Tax Band E

ACCOMMODATION

Composite front door to

ENTRANCE HALLWAY

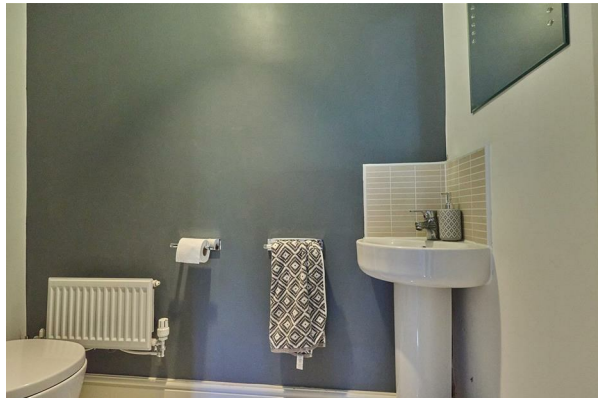
10'3" x 13'3" (3.13 x 4.05)

With tiled flooring, wired in smoke alarm, single panel radiator, doorbell chime, wall mounted circuit board, intruder alarm keypad, heating thermostat, door to under stairs storage cupboard and further door to

DOWNSTAIRS WC

6'5" x 2'11" (1.96 x 0.90)

With tiled flooring, low level WC, corner pedestal wash hand basin with chrome mixer taps, tiled splashbacks, single panel radiator and extractor fan.



LOUNGE

11'11" x 16'5" (3.64 x 5.01)

With wood effect LVT flooring, two single panel radiators, UPVC SUDG door to rear garden, TV aerial point and feature decorative fire with timber mantle.



PLAY ROOM/STUDY

8'0" x 8'0" (2.45 x 2.46)

With wood effect LVT flooring, single panel radiator and timber wall panelling.



OPEN PLAN KITCHEN DINER

9'3" x 24'11" (2.84 x 7.60)

A range of fashionable gloss white kitchen cupboard units with brushed chrome handles, solid oak working surface and one and a half stainless steel sink with chrome mixer tap. Built in AEG double oven, four ring gas hob and extractor above, built in Zanussi dishwasher, built in fridge freezer. Combination boiler for domestic hot water and gas central heating. Inset spotlights, tiled flooring two double panel radiators and door to



UTILITY ROOM

5'8" x 5'10" (1.73 x 1.78)

With tiled flooring, single panel radiator, matching working surface and cupboard units to the kitchen, plumbing for automatic washing machine, UPVC SUDG door to rear garden and extractor fan.



FIRST FLOOR LANDING

With loft access which is boarded, wired in smoke alarm and door to useful storage cupboard with shelving. Door to

BEDROOM ONE TO FRONT

12'1" x 12'8" (3.70 x 3.87)

With single panel radiator, built in wardrobes with shelving and hanging rails, TV aerial point. Door to



ENSUITE SHOWER ROOM

6'7" x 9'5" (2.01 x 2.88)

A three piece suite consisting of low level WC, pedestal wash hand basin with chrome mixer tap, shower enclosure with bar shower and hand attachment, inset spotlights, extractor fan, wood effect LVT flooring and white towel heater.



BEDROOM TWO TO FRONT

9'2" x 14'9" (2.81 x 4.51)

With single panel radiator and TV aerial point.

BEDROOM THREE TO REAR

8'9" x 9'9" (2.67 x 2.99)

With single panel radiator.



BEDROOM FOUR TO REAR

9'2" x 9'10" (2.81 x 3.00)

With single panel radiator, built in mirror fronted wardrobes with shelving and hanging rails.



FAMILY BATHROOM

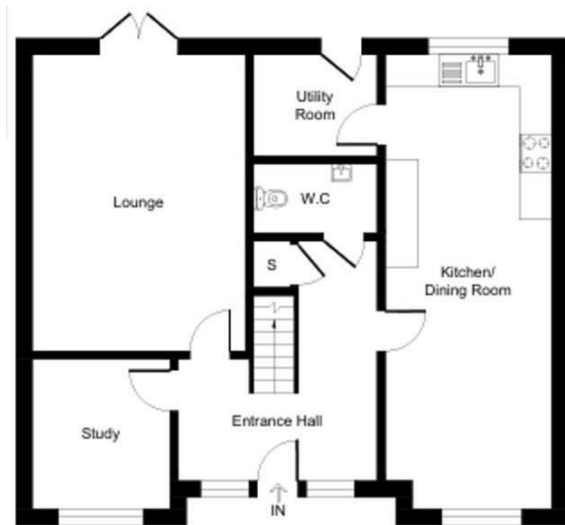
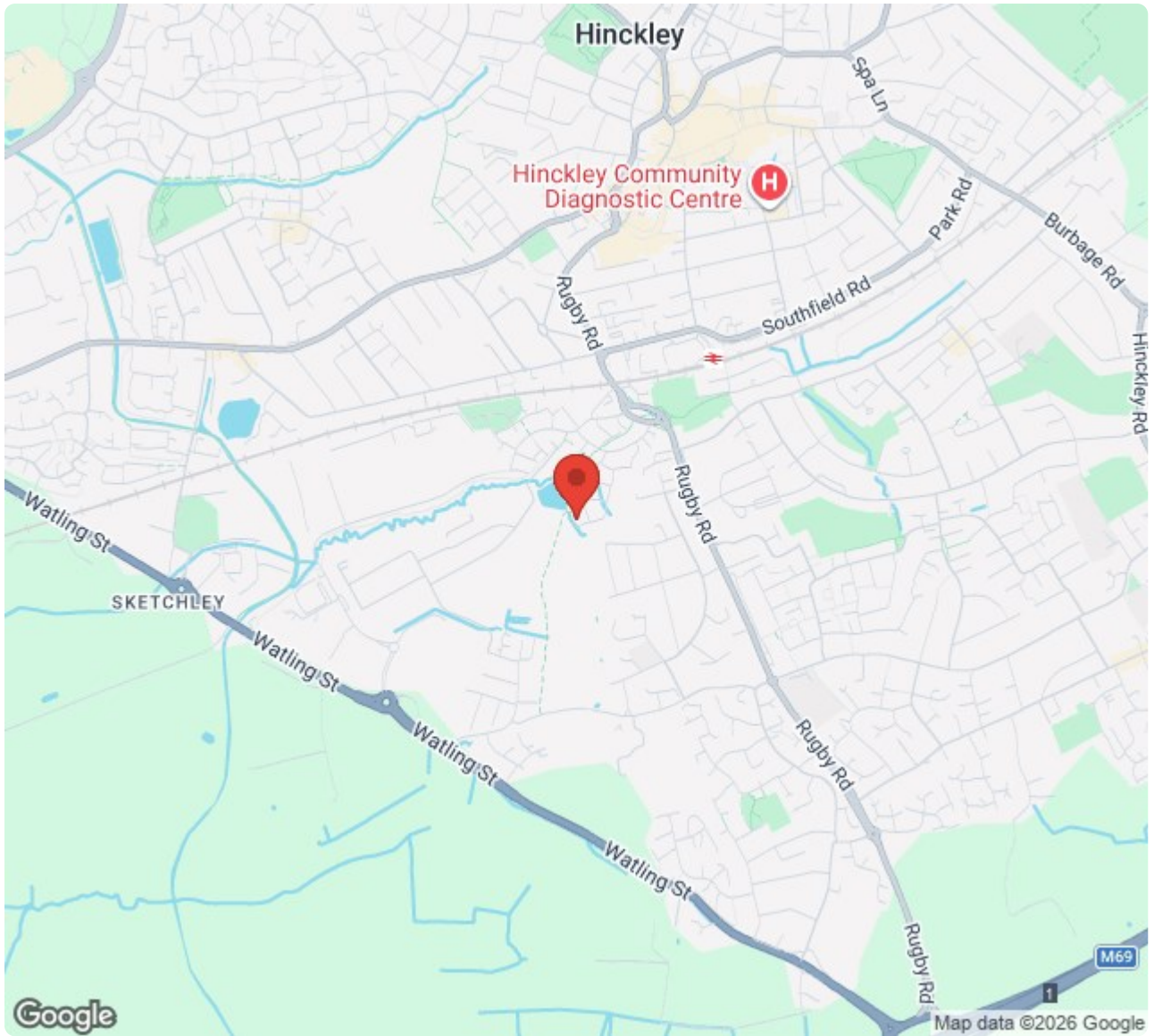
6'7" x 6'2" (2.03 x 1.88)

A three piece suite consisting low level WC, pedestal wash hand basin with chrome mixer tap, panelled bath with chrome mixer tap, wall mounted electric Mira shower, chrome towel heater, shaver point, tile effect laminate flooring, extractor fan and inset spotlights.



OUTSIDE

Outside the property to front has a tarmacadam driveway leading to a single garage with electrics and lighting. A concrete slab patio surrounded by turf leading to the front door. Outside the property to rear is a large timber deck adjacent to the rear of the house with a raised sleeper bed beyond which the garden is predominately laid to lawn, fenced and enclosed with outside electric, lighting and water.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales 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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