



## 43 BOSWORTH CLOSE, HINCKLEY, LE10 0XW

**ASKING PRICE £185,000**

Attractive modern Jelson built semi detached bungalow. Sought after and convenient cul de sac location within walking distance of a parade of shops, Battling Brook School, Doctors surgery, parks, bus service and the town centre and good access to major road links. Well presented and refurbished including refitted kitchen and shower room, LVT flooring, spotlights, gas central heating, UPVC SUDG and UPVC soffits and fascias. One double bedroom and shower room. Long driveway to large detached garage. Hard landscaped front and enclosed rear garden. Viewing highly recommended. Wardrobe and blinds included. Contact agents to view.



**TENURE**  
FREEHOLD

COUNCIL TAX BAND - B  
EPC RATING - C

Drawings available on request for an extension.

**ACCOMMODATION**

Composite front door to:

**ENTRANCE PORCH**

with lighting and door to storage cupboard with coat hooks and also housing gas and electric meters. Panelled door to:

**LOUNGE DINING ROOM**

10'11" x 21'4" (3.34 x 6.51)

Double panel radiator and further fashionable verticle column radiator, skylight, programmer for central heating, inset spotlights, TV aerial point and smoke alarm. UPVC SUDG door to rear garden. Loft access (loft is part boarded) Panel door to:



**KITCHEN**

6'6" x 7'6" (2.00 x 2.31)

Range of floor standing fashionable gloss white cupboard units with stone effect worktop over and tile splashbacks. built in AEG oven, four ring Lamona hob and AEG extractor fan above. Stainless steel single drainer sink with chrome mixer tap above. Further matching range of wall hung kitchen units. Wall mounted Alpha gas boiler for central heating and domestic hot water. Plumbing for automatic washing machine and tile effect laminate flooring.



**BEDROOM TO FRONT**

10'11" x 7'6" (3.35 x 2.31)

Wood effect LVT flooring, double panel radiator and bay window to front.



**SHOWER ROOM**

6'5" x 5'6" (1.96 x 1.69)

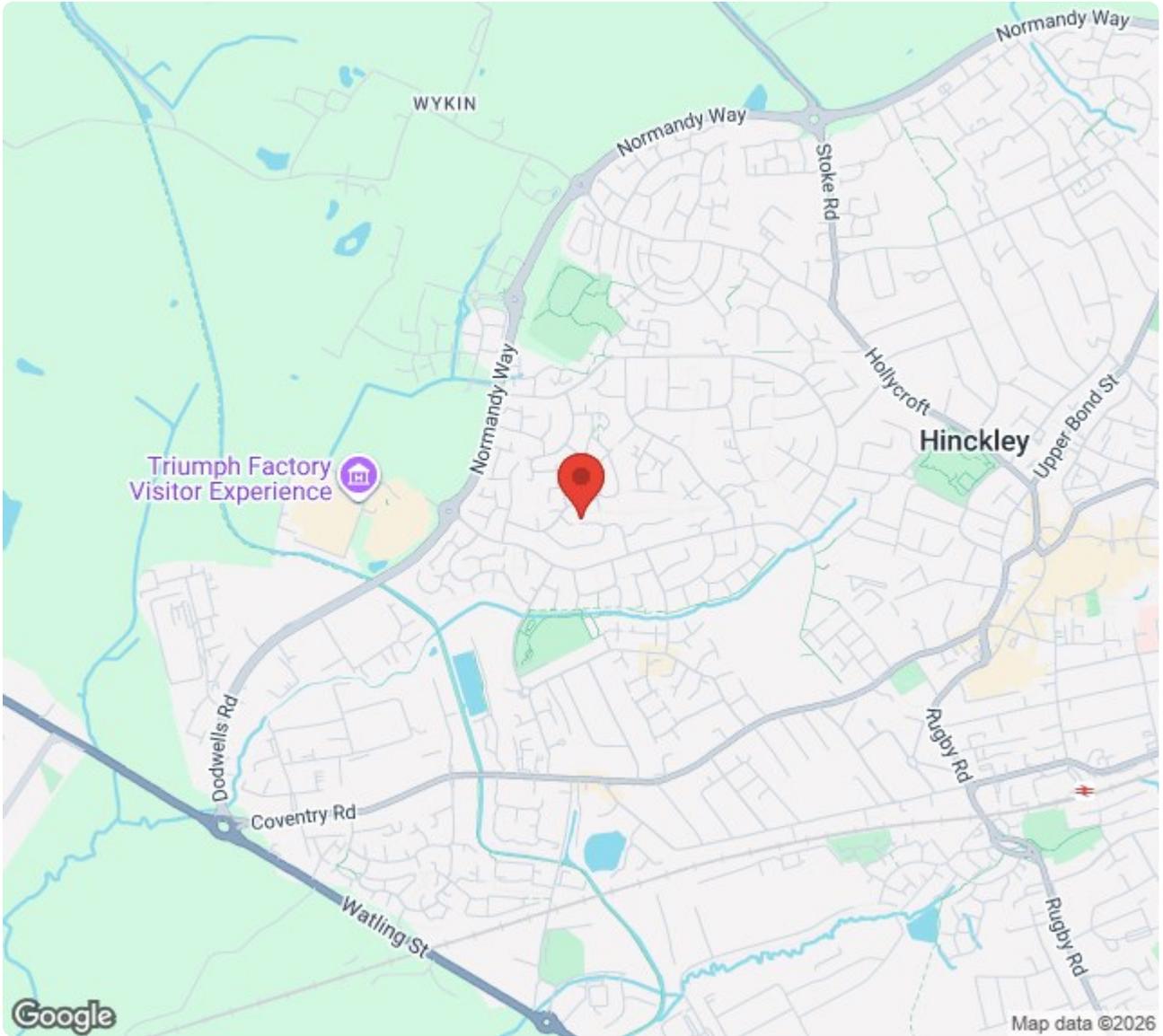
Three piece suite consisting low level WC, vanity sink unit with storage below and chrome mixer tap above and corner glazed shower enclosure with bar shower and hand attachment. Tiled surrounds, inset spotlights, tiled flooring, chrome towel heater and extractor fan.



## OUTSIDE

Tarmacadam driveway to the front of the property leading through timber gates to further parking and a single garage with up and over door to front, light, electric and UPVC SUDG pedestrian door to side. Front garden predominantly laid to lawn with surrounding mature shrubs. To the rear of the property there is a slabbed patio, area of artificial grass and decorative stone. The garden is fully fenced and enclosed. To the top of the garden is a raised timber deck and timber built outbuilding which may be included by separate negotiation.





**Ground Floor**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>90</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>69</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



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