



## 1 LAPWING DRIVE, HINCKLEY, LE10 3FJ

**OFFERS OVER £325,000**

Impressive 2021 built Bloor Homes 'Jemmat Design' three bedroom link detached house. Sought after and convenient location in the Hollycroft Grange development. Within walking distance of a parade of shops, doctors surgery, Battling Brook Primary School, parks, bus services and good access to major road links. Immaculately presented and energy efficient benefiting from laminate wood strip flooring, white panelled interior doors, EV charger, gas central heating and UPVC SUDG. Accommodation offers entrance hallway, separate WC, lounge, dining kitchen and utility room. Three good sized bedrooms (main with en suite shower room) and bathroom. Covered driveway with gates to front and leading to a single garage. Enclosed rear garden with timber summer house/ bar. Carpets, blinds and light fittings included.



## TENURE

Freehold  
Council Tax Band C

## ACCOMMODATION

Composite front door to

## ENTRANCE HALLWAY

With laminate wood strip flooring, smoke alarm, radiator, stairway to first floor, door to under stairs storage cupboard housing the fuse box, white panelled interior door to

## SEPARATE WC

5'11" x 3'2" (1.82 x 0.99)

With low level WC, wall mounted sink unit, radiator, vinyl flooring, extractor fan.



## THROUGH LOUNGE

15'5" x 11'5" (4.72 x 3.48)

With laminate wood strip flooring, radiator, TV aerial point, UPVC SUDG french doors to the rear garden.



## KITCHEN DINER

22'6" x 9'3" (6.87 x 2.82)

With a range of floor standing kitchen units with granite working surface above, inset one and a half stainless steel drainer sink with mixer tap, integrated appliances include dual oven with electric hob and extractor above, housing for a dishwasher and space for a fridge freezer, further matching range of wall mounted cupboard units, granite splashback, laminate wood strip flooring, two radiators, two Velux windows, TV aerial point, UPVC SUDG french door to the rear garden, white panelled interior door to



## UTILITY ROOM

5'0" x 5'10" (1.54 x 1.78)

With fitted working surface with space for a washing machine and tumble dryer beneath, two wall mounted cupboard units with shelving, laminate wood strip flooring, radiator, composite and SUDG door to the rear garden.



## FIRST FLOOR LANDING

With loft access, loft is partially boarded, smoke alarm, radiator, door to a storage cupboard housing the gas combination boiler.

### **BEDROOM ONE TO REAR**

11'0" x 9'4" (3.36 x 2.87)

With radiator, laminate wood strip flooring, TV aerial point, white panelled interior door to



### **ENSUITE SHOWER ROOM**

8'6" x 4'2" (2.60 x 1.28)

With fully tiled shower cubicle with mains shower attachment and sliding door, low level WC, wall mounted sunk unit with tiled splashback, radiator, extractor fan, vinyl flooring.



### **BEDROOM TWO**

9'1" x 13'2" (2.78 x 4.03)

With laminate wood strip flooring, radiator, loft access.



### **BEDROOM THREE TO FRONT**

11'4" x 10'8" x 11'1" (3.46 x 3.27 x 3.38)

With laminate wood strip flooring, radiator, TV aerial point.



## BATHROOM TO FRONT

7'7" x 5'6" (2.32 x 1.68)

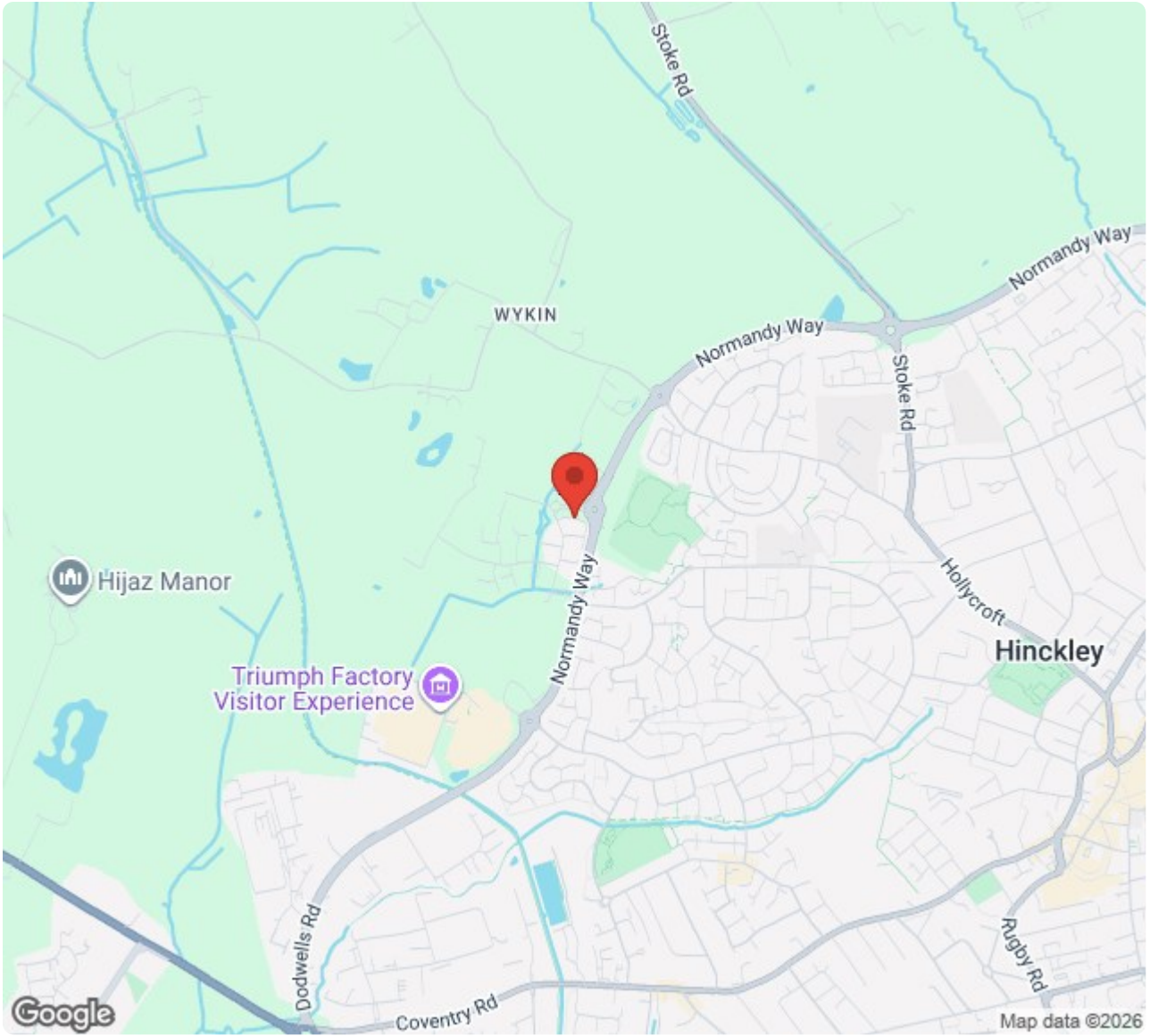
With panelled bath with mixer tap and main shower attachment above shower screen to side, low level WC, wall mounted sink unit, white heated towel rail, half tiled surrounds, extractor fan, vinyl flooring.



## OUTSIDE

Outside the property is nicely situated set well back from the road at the end of a private driveway with a lawn front garden with surrounding shrubs and a slabbed pathway to the front door. Down the right hand side of the property is covered driveway enclosed by gates with the gas and electric meters, electric car charger, outside power point and leads to the brick built garage (3.13m x 6.15m). With power, lighting, further storage in to the roof space with partial boarding. A pedestrian gate to side offers access to the fully fenced and enclosed rear garden with a slabbed patio adjacent to the rear of the property beyond which the garden is principally laid in astro turf for easy maintenance with surrounding borders edged by wooden sleepers. A pathway leads to the bottom of the garden where there is a further stoned and slabbed patio area where there is a timber summer house/entertainment space (2.90m x 4.62m) with lighting, power, laminate flooring and built in bar with seating. Two outside power points, tap and lighting.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>92</b>
(81-91) <b>B</b>		<b>82</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 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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