



34 ARROMANCHES AVENUE, HINCKLEY, LE10 3GU

OFFERS OVER £280,000

No Chain. Impressive 2025 JS Bloor Kilburn design semi detached family home. Sought after and convenient Holycroft Grange development within walking distance of a parade of shops, doctors surgery, Battling Brook School, parks, bus service and good access to major road links. Immaculate contemporary style interior, NHBC guaranteed, energy efficient with a range of good quality fixtures and fittings including white panel interior doors, spotlights, wired in smoke alarms, gas central heating, UPVC SUDG, UPVC soffits and fascias. Spacious accommodation offers entrance hall, dining kitchen with built in appliances, utility area, separate WC, three bedrooms main with ensuite shower room and family bathroom with shower cubicle. Double width driveway to front and enclosed sunny rear garden. Viewing recommended. Carpets included,



TENURE

Freehold

Council tax Band C

ACCOMMODATION

Open canopy porch with outside security light, attractive black composite panel and SUDG front door to

ENTRANCE HALLWAY

With grey vinyl flooring, radiator, wall mounted consumer unit, wired in smoke alarm, stairway to first floor, attractive white wood grain interior door to

LOUNGE TO FRONT

12'4" x 15'6" (3.76 x 4.73)

With two radiators, Tv aerial point, digital thermostat for the central heating system on the ground floor, door to a useful under stairs storage cupboard with power.



DINING/KITCHEN TO REAR

12'1" x 11'10" (3.69 x 3.63)

With a fashionable range of navy grey fitted kitchen units with gold fittings and soft closed doors consisting inset one and a half bowl single drainer stainless steel sink unit, chrome mixer tap above cupboard beneath. Further matching range of floor mounted cupboard units, contrasting quartz white marble working surfaces above with inset four ring stainless steel gas hob unit, matching upstands, stainless steel chimney extractor above, further matching range of wall mounted cupboard units, further integrated appliances include fridge freezer, single fan assisted oven with grill, dishwasher, two radiators, further extractor fan, wired in carbon monoxide detector, grey wood effect vinyl flooring, concealed lighting over the working surfaces, UPVC SUDG french doors lead to the rear garden.



UTILITY STATION

5'6" x 3'4" (1.68 x 1.03)

With matching units from the kitchen consisting of a white marble quartz working surface, cupboard beneath, matching up stands, further wall mounted cupboard unit concealing the gas condensing combination boiler for central heating and domestic hot water, appliance recess point, plumbing for a washing machine, grey wood grain vinyl flooring, door to

SEPARATE WC

With white suite consisting low level WC, wall mounted sink unit, tiled splashback, radiator, extractor fan.



FIRST FLOOR LANDING

With white spindle balustrades, loft access.

BEDROOM ONE TO FRONT

11'10" x 12'2" (3.63 x 3.71)

With built in linen cupboard, radiator, TV aerial point, digital thermostat for the central heating system on the first floor, door to



ENSUITE SHOWER TO FRONT

7'4" x 5'1" (2.24 x 1.57)

With fully tiled double shower cubicle with rain shower and hand held shower above glazed screen to side, wall mounted sink unit, tiled splashbacks, low level WC, radiator, extractor fan, grey wood grain vinyl flooring.



BEDROOM TWO TO REAR

8'5" x 9'7" (2.58 x 2.93)

With radiator.



BEDROOM THREE TO REAR

9'0" x 6'10" (2.76 x 2.09)

With radiator.



FAMILY BATHROOM TO SIDE

6'7" x 8'5" (2.02 x 2.59)

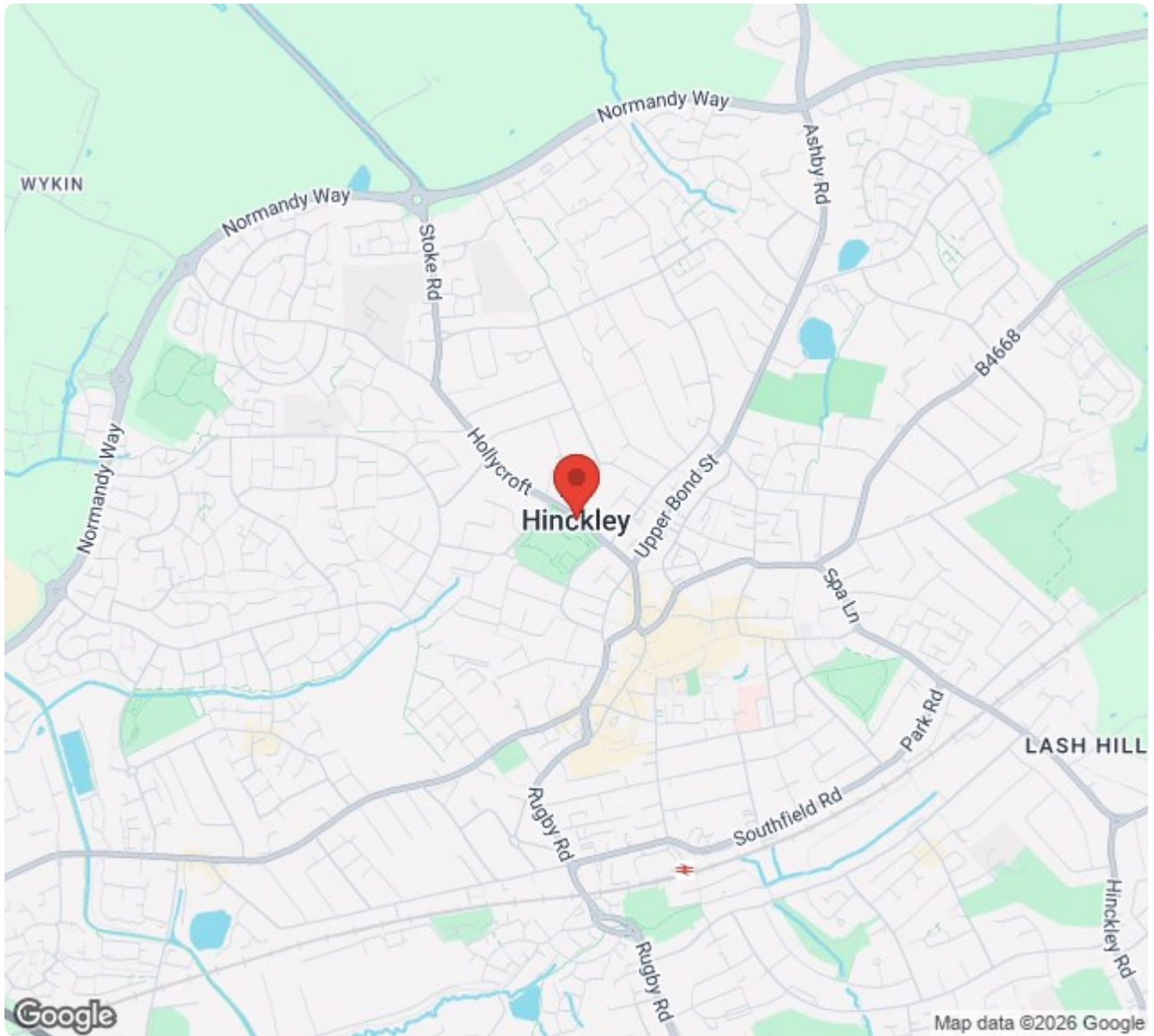
With white suite consisting panel bath mixer tap above, fully tiled shower cubicle with glazed shower door, pedestal wash hand basin, low level WC, contrasting tiled surrounds, white heated towel rail, shaver point, inset spot lights extractor fan.



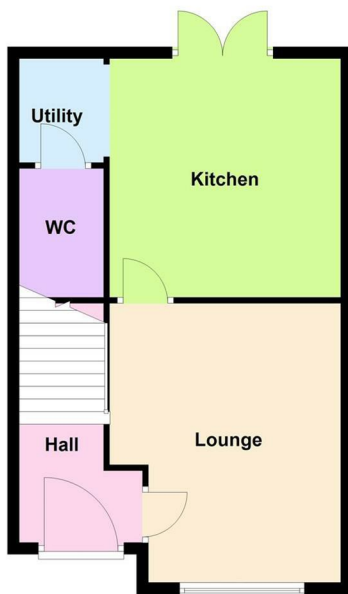
OUTSIDE

Outside the property is nicely situated set back from the road having as double width tarmacadam driveway to front with EV charger, slab pathway and timber gate lead down the side of the property to the fully fenced enclosed rear garden which has a deep full width slab patio adjacent to the rear of the property beyond which the garden is principally laid to lawn, the garden has a sunny aspect and has a outside tap.

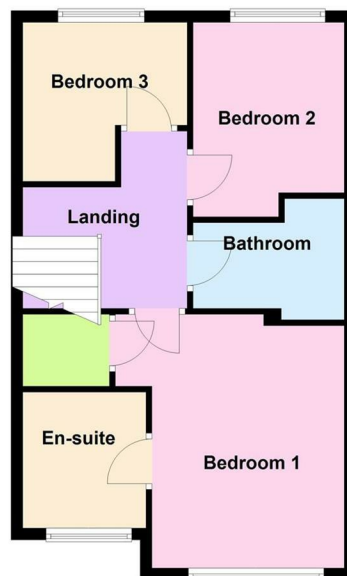




Ground Floor



First Floor



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