



13 Aulton Way, Hinckley, LE10 0XB

£319,950



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RH Homes and Property are delighted to offer this spacious Jelson built detached bungalow on a good sized plot in a sought after and convenient cul de sac location within walking distance of a Hinckley town centre shops, schools, local parks, travel services and also good access to major road links. The bungalow is nicely presented and briefly comprises of Entrance Hall, Lounge-Dining Area, Kitchen, Reitted Bathroom, and Three Double Bedrooms. The property also benefits from gas central heating, good sized hard landscaped front and a traditional enclosed rear garden, a further driveway to a detached garage and store building. Viewing recommended!

Council Tax - C

Entrance Hall

12'7 x 5'9 (3.84m x 1.75m)

Having a radiator, airing cupboard housing a Worcester combination boiler and UPVC double glazed door to the side elevation.

Lounge/Dining Area

23'2 x 13'8 overall (7.06m x 4.17m overall)

With laminate wood flooring, living flame effect gas fire, three radiators, and two UPVC double glazed windows to the front and a further UPVC double glazed window to the side aspects.

Kitchen

10'11 x 10'9 (3.33m x 3.28m)

Being fitted with an ample range of wall and base units with working surfaces over and tiled splashbacks, an inset one and a half stainless steel sink and drainer, plumbing for washing machine, four ring gas hob with hood over and oven under, store cupboard, and UPVC double glazed window and door to the side elevation.

Bedroom One

12'8 x 12'10 (3.86m x 3.91m)

Having fitted wardrobes, radiator and UPVC double glazed window to the rear aspect.

Bedroom Two

11'0 x 11'8 (3.35m x 3.56m)

With radiator, and UPVC double glazed window to the rear elevation.

Bedroom Three

8'9 x 9'10 (2.67m x 3.00m)

Having a radiator, and UPVC double glazed window to the side elvation.





Refitted Bathroom

7'11 x 7'11 (2.41m x 2.41m)

Being recently refitted with a four piece white suite comprising a free standing bath with central mixer tap and hand held shower head, a walk-in matte black thermostatic rainfall shower set in a raised double tray with glass screening, low flush WC, and wash hand basin set in vanity casing/drawers, tiled flooring, UPVC ceiling, part tiles surround, matte finish heated towel rail, extractor and UPVC double glazed window to the side elevation.



Garage

8'2 x 21'0 (2.49m x 6.40m)

With power, lighting and up and over front access door.

Garden Store

8'2 x 5'7 (2.49m x 1.70m)

Having power, lighting, UPVC double glazed window to the side and UPVC double glazed doorway access from rear garden and patio.

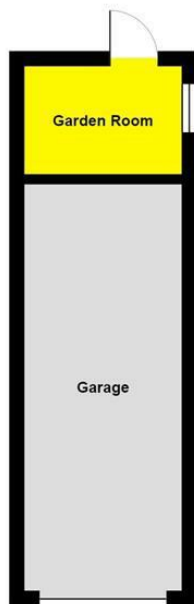
Outside

To the front is a fully enclosed stoned in and out driveway with two timber double access gates for multiple vehicles, motor home or caravan. Adjacent to the house is a further enclosed double timber gated stone driveway, which leads to the garage and side entrance door.



To the rear is from a slabbed pathway with access from a timber gate to the rear gardens where there are raised slabbed patio areas to the rear of the bungalow and rear of the garage with a traditional sized grassed lawn with established hedge and shrub borders.

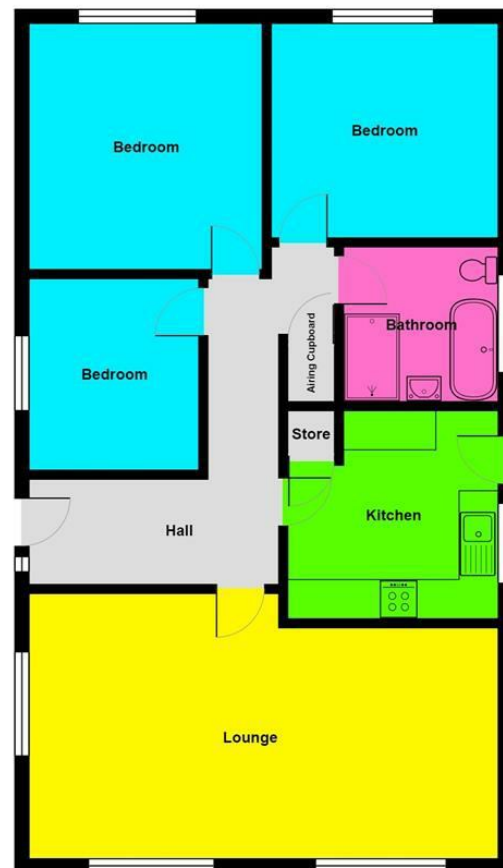




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Total Area: 117.5 m² ... 1264 ft²

All measurements are approximate and for display purposes only

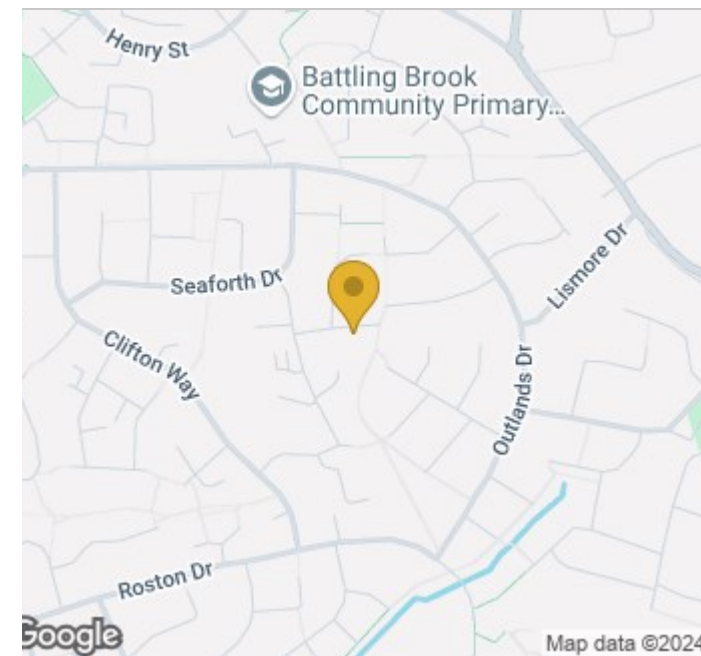


Viewing

Please contact our RH Homes and Property Office on 01455 633244 if you wish to arrange a viewing appointment for this property or require further information.

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108 Castle Street, Hinckley, Leicestershire, LE10 1DD
Tel: 01455 633244 Email: rharris@rhhomesandproperty.com
www.altosoftware.co.uk



Leaving Hinckley along Hollycroft with the Hollycroft park upon your left take a left turning onto Westray Drive and follow the road until the T-junction. Turn right onto Outlands Drive, follow the road along and then turn left onto Seaforth Drive, and left again onto Deveron Way. Then left again onto Aulton Way where the bungalow is located on the left hand side of the road. For SATNAV users the post code is LE10 0XB.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(82 plus) A		87
(81-81) B		
(69-80) C	71	
(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	