



## 16 SANDY CRESCENT, HINCKLEY, LE10 0TG

**£240,000**

NO CHAIN. Jelson built semi detached family home. Sought after and convenient cul de sac location within walking distance of the town, The Crescent, Hollycroft Park, Battling Brook school, train and bus stations and with good access to major road links. The property benefits from gas central heating and SUDG UPVC. Accommodation offers entrance porch, lounge, dining room & kitchen. Three bedrooms and bathroom. Driveway car port & garage. Enclosed sunny rear garden. Viewing highly recommended. Curtains, blinds and white goods included.



**TENURE**  
FREEHOLD

COUNCIL TAX BAND - C

**ACCOMMODATION**

UPVC SUDG door to:

**ENTRANCE PORCH**

Further timber and glazed door to:

**LOUNGE TO FRONT**

14'3" x 15'4" (4.35 x 4.69)

Feature fireplace with stone mantle, backing and hearth incorporating gas fire (currently disconnected) Bay window to front, two double panel radiators and door to storage cupboard with hanging rail and housing the meters and fuse board. Stairs to first floor and door to useful understairs storage cupboard. Bi fold timber and glazed door to:



**DINING ROOM TO REAR**

8'9" x 15'2" (2.67 x 4.64)

Wood strip laminate flooring, single panel radiator and UPVC SUDG sliding doors to rear garden. Archway to:



**KITCHEN**

8'0" x 13'0" (2.46 x 3.97)

Range of solid wood floor standing kitchen units with working surfaces above. Stainless steel drainer sink with chrome taps. Freestanding Bosch dishwashwer and freestanding Indesit washing machine. Tricity oven with four ring gas hob (currently disconnected) above and Neff extractor. Further range of matching wall cupboard units. Wall mounted Vaillant gas combi boiler for central heating and domestic hot water. Tiled flooring, alarm programmer and inset spotlights. Door to understairs storage cupboard with shelving. UPVC SUDG door to side and carport.

**FIRST FLOOR LANDING**

Loft access with extending ladder (loft is part boarded)

**FRONT BEDROOM ONE**

9'10" x 11'6" (3.01 x 3.52)

Single panel radiator.



## REAR BEDROOM TWO

11'1" x 12'1" (3.39 x 3.70)

Wood strip laminate flooring, inset ceiling spotlights and single radiator. Various built in wardrobes, some with mirror fronts and having hanging rails and shelving.



## BEDROOM THREE TO FRONT

7'1" x 7'11" (2.16 x 2.42)

Wood strip laminate flooring and single panel radiator.



## BATHROOM

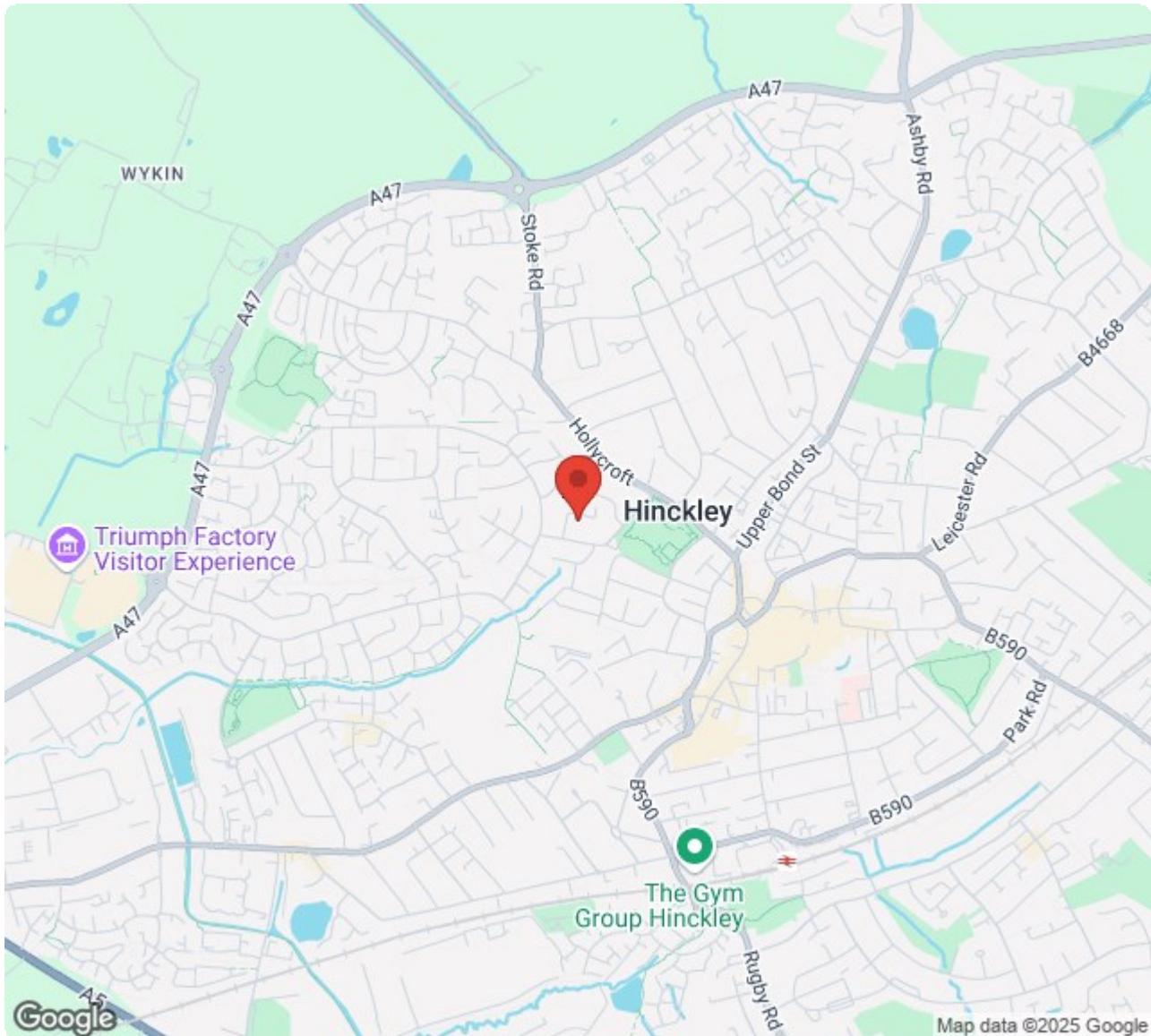
5'10" x 7'1" (1.78 x 2.17)

Vanity unit incorporating low level WC and wash hand basin with chrome mixer tap and storage below. Panelled bath with chrome mixer tap and Triton electric shower above. Tiled surrounds, wood effect vinyl flooring, extractor fan and single panel radiator.

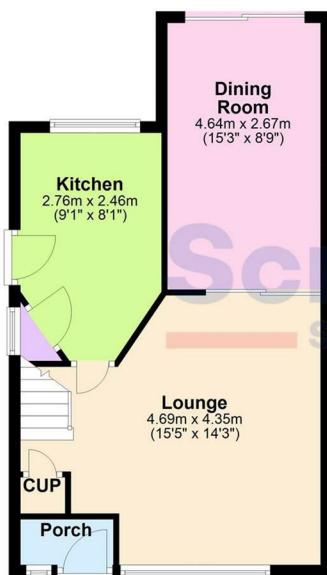


## OUTSIDE

To the front is a Tarmacadam driveway surrounded by mature shrubs and leading to a tandem carport with lighting. Beyond which is a single garage with grey up and over door, lighting and electric. To the rear is a block paved patio adjacent to the rear of the property and an area of lawn. Beyond which is a concrete patio with raised brick beds and pond. The garden is enclosed with fencing.



### Ground Floor



### First Floor



Total area: approx. 83.9 sq. metres (903.2 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(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		76	
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)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		64	
EU Directive 2002/91/EC			