



47 SAN SOME DRIVE, HINCKLEY, LE10 0YJ

OFFERS OVER £270,000

NO CHAIN. Impressive 2015 Taylor Wimpey built Crofton design 3 storey semi detached family home overlooking Ashby Canal. Sought after and convenient cul de sac development within walking distance of Westfield Junior School, the town, The Crescent and with good access to the A5 and M69 motorway. Immaculately presented NHBC guaranteed, energy efficient with a range of good quality fixtures and fittings including white panelled interior doors, spindle balustrades, tiled flooring, wired in smoke alarms, gas central heating, UPVC SUDG and UPVC soffits and fascias. Spacious accommodation offers entrance hall, separate WC, fitted dining kitchen and lounge dining room. Four bedrooms (main with en suite shower room) and family bathroom. Double driveway and rear garden with shed. Viewing highly recommended. Carpets, blinds, curtains and light fittings included.



TENURE

Freehold
Council Tax Band C
EPC Rating B

ACCOMMODATION

Navy blue composite front door which offers access to the

ENTRANCE HALLWAY

With tiled flooring, double panelled radiator, stairway to first floor with spindle balustrades. Smoke alarm, consumer unit and thermostat for central heating system. A white panelled interior door to under stairs storage cupboard. A further white panelled interior door offers access to

SEPARATE WC

3'5" x 6'0" (1.05 x 1.84)

With low level WC, pedestal wash hand basin with tiled splashback, double panelled radiator and tiled flooring.

KITCHEN TO FRONT

8'5" x 11'3" (2.57 x 3.43)

With a range of floor standing cream fitted kitchen units with roll edge working surface above, inset stainless steel one and a half bowl drainer sink with mixer tap above. Integrated fridge freezer and dishwasher, Zanussi stainless steel oven with stainless steel hob, splashback and extractor above. Further range of wall mounted matching cupboard units, one housing the Ideal gas combination boiler for central heating and domestic hot water. Appliance recess points, tiled flooring and double panelled radiator.



LOUNGE/DINING ROOM TO REAR

15'8" x 11'7" (4.79 x 3.54)

With double panelled radiator, laminate wood strip flooring, TV aerial point, UPVC SUDG French doors leading to the rear garden.



FIRST FLOOR LANDING

With double panelled radiator, stairway to second floor with spindle balustrades, smoke alarm. White panelled interior door to

REAR BEDROOM TWO

11'7" x 8'5" (3.55 x 2.57)

With double panelled radiator and TV aerial point.



FRONT BEDROOM THREE

8'5" x 8'11" (2.58 x 2.74)

With double panelled radiator and TV aerial point.



REAR BEDROOM FOUR

7'0" x 11'7" max (2.14 x 3.55 max)

With double panelled radiator and TV aerial point.



FAMILY BATHROOM

8'5" x 6'2" (2.57 x 1.89)

With a white panelled bath with mixer taps above, pedestal wash hand basin, low level WC, half tiled surrounds. Double panelled radiator. Laminate wood strip flooring.



SECOND FLOOR LANDING

With double panelled radiator. White panelled interior door leads to a built in storage cupboard with shelving. a further white panelled interior door leads to

BEDROOM ONE

12'4" max x 18'0" max (3.78 max x 5.50 max)

With two double white built in mirror fronted wardrobes, double panelled radiator, TV aerial point. Velux window with built in blind. Loft hatch, white panelled interior door to



EN SUITE SHOWER ROOM

4'8" x 8'4" (1.44 x 2.55)

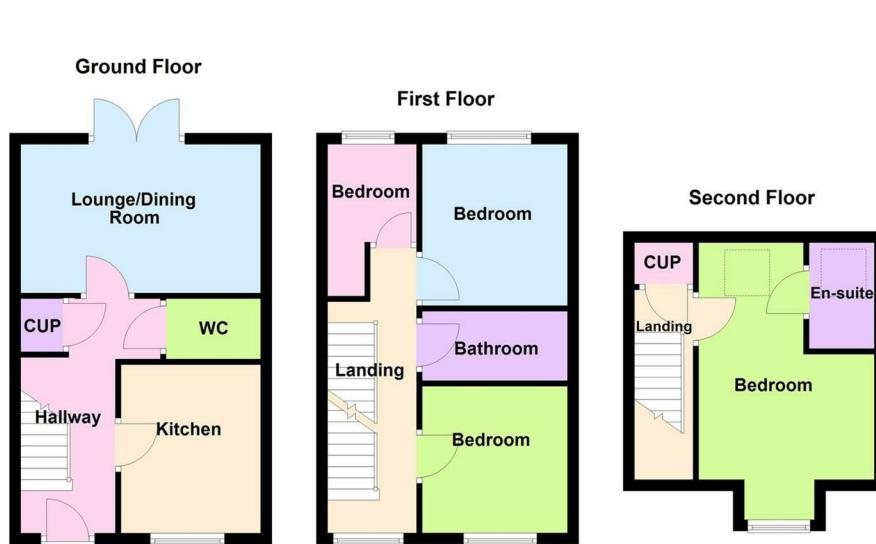
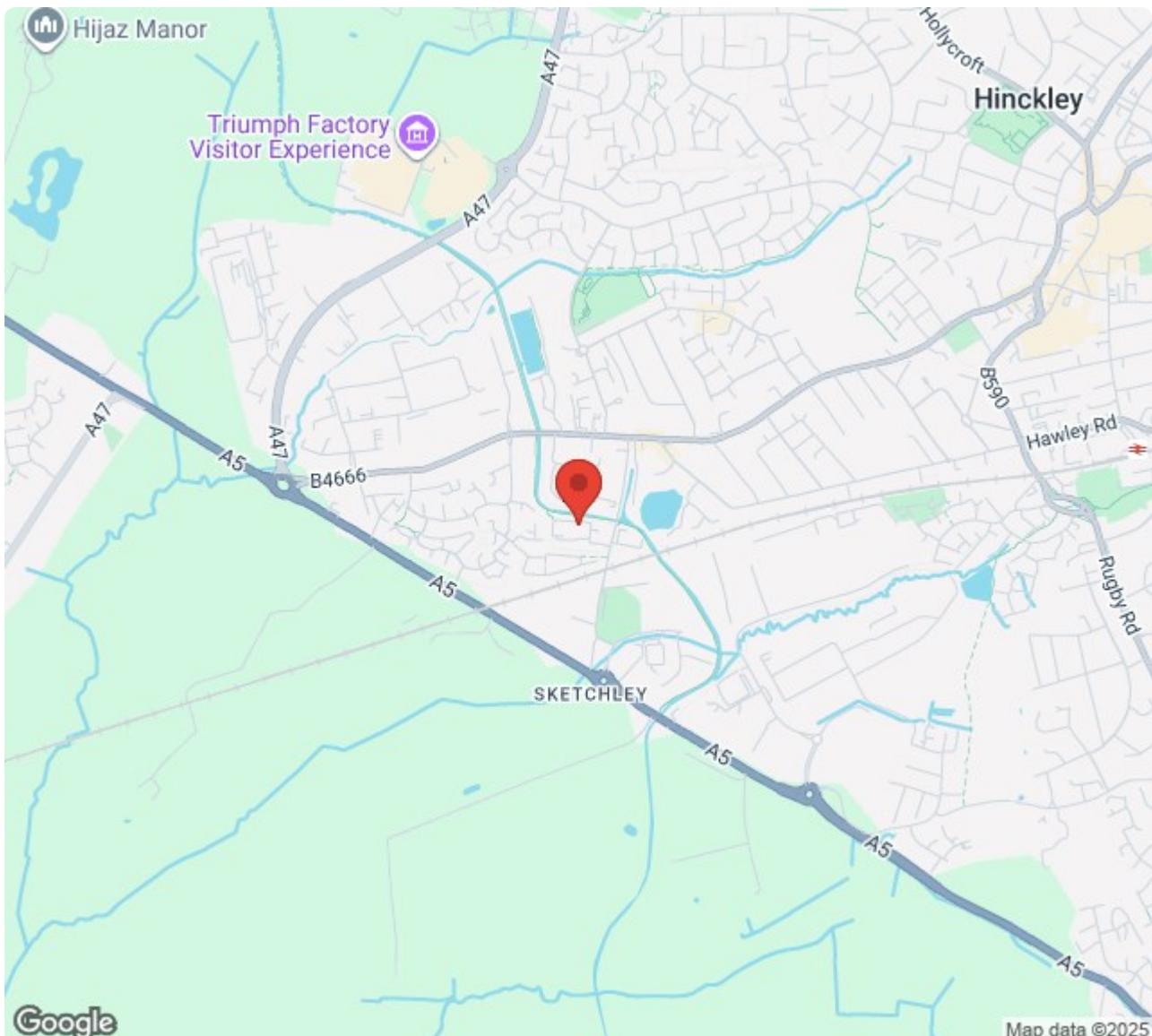
With a large shower cubicle with electric shower attachment above and folding shower screen to side. Fully tiled surrounds, pedestal wash hand basin and low level WC. Shaver point. Laminate flooring, double panelled radiator, Velux window with built in blind.



OUTSIDE

The property is nicely situated set back from the road in a quiet estate, there are two block paved parking spaces to the front of the property and a block paved pathway leads to the front door. The small front garden is hard landscaped for easy maintenance with the gas and electric meters. A shared pathway leads down the side of the property and a gate offers access to the fully fenced and enclosed rear garden with a slabbed patio adjacent to the rear of the property and pathway leading down the side of the garden to a further slabbed patio area at the bottom with shed. The remainder of the garden is principally laid to lawn. There is also an outside tap and light.





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			
EU Directive 2002/81/EC			
England & Wales		85	94
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			
EU Directive 2002/91/EC			
England & Wales		EU Directive 2002/91/EC	

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