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## 61 ROSTON DRIVE, HINCKLEY, LE10 0UQ

**OFFERS IN THE REGION OF £250,000**

No Chain. Spacious modern Jelson built Semi Detached family home on a large plot over looking a green. Sought after and convenient location within walking distance of a parade of shops, doctors surgery, Battling Brook school, Hollycroft Park, the town centre, leisure centre, train and bus stations and good access to major road links. Well presented benefitting from white panel interior doors, feature fireplace, solid interior walls, gas central heating and UPVC SUDG. Offers entrance porch, entrance hall, separate WC, lounge, dining room and kitchen, three bedrooms and bathroom. Impressive 66ft frontage with driveway to detached garage. Large front and enclosed sunny rear garden, ample room for an extension (STPP). Viewing recommended. Carpets and blinds included.





## TENURE

Freehold  
Council Tax Band C  
EPC Rating E

## ACCOMMODATION

UPVC SUDG door with matching side panel to

## ENTRANCE PORCH

Further UPVC SUDG door leads to

## ENTRANCE HALLWAY

With single panelled radiator, stairway to first floor with white spindle balustrades, useful under stairs storage cupboard beneath. Attractive white panelled interior door to

## SEPARATE WC

With low level WC, vanity sink unit with cupboard beneath housing the meters. Laminate flooring, extractor fan. Door to

## FRONT LOUNGE

10'11" x 15'9" (3.33 x 4.82)

With feature fireplace having ornamental wood surrounds, raised marble hearth and backing incorporating a living flame coal effect gas fire. Radiator, TV aerial point, archway leading to



## REAR DINING ROOM

8'8" x 9'6" (2.65 x 2.92)

With radiator.



## REAR KITCHEN

9'6" x 8'2" (2.90 x 2.49)

With a range of pine finish fitted kitchen units consisting single drainer stainless steel sink unit, double base unit beneath. Contrasting roll edge working surfaces above, tiled splashbacks. Further wall mounted double cupboard, appliance recess points, plumbing for automatic washing machine. Gas and electric cooker points. Door to pantry with fitted shelving. Floor standing gas boiler for central heating and domestic hot water with digital programmer. UPVC SUDG door to side of the property.



## FIRST FLOOR LANDING

With white spindle balustrades, door to the airing cupboard housing the cylinder, immersion heater for supplementary and domestic hot water, loft access.

### FRONT BEDROOM ONE

9'10" x 12'8" (3.01 x 3.88)

With radiator.



### REAR BEDROOM TWO

9'8" x 10'11" (2.97 x 3.34)

With radiator.



### FRONT BEDROOM THREE

8'2" x 8'2" (2.50 x 2.50)

With radiator.



### REAR BATHROOM

7'2" x 5'5" (2.20 x 1.67)

With white suite consisting panelled bath, main shower unit above, glazed shower screen to side, pedestal wash hand basin, low level WC. Contrasting tiled surrounds, radiator and extractor fan.

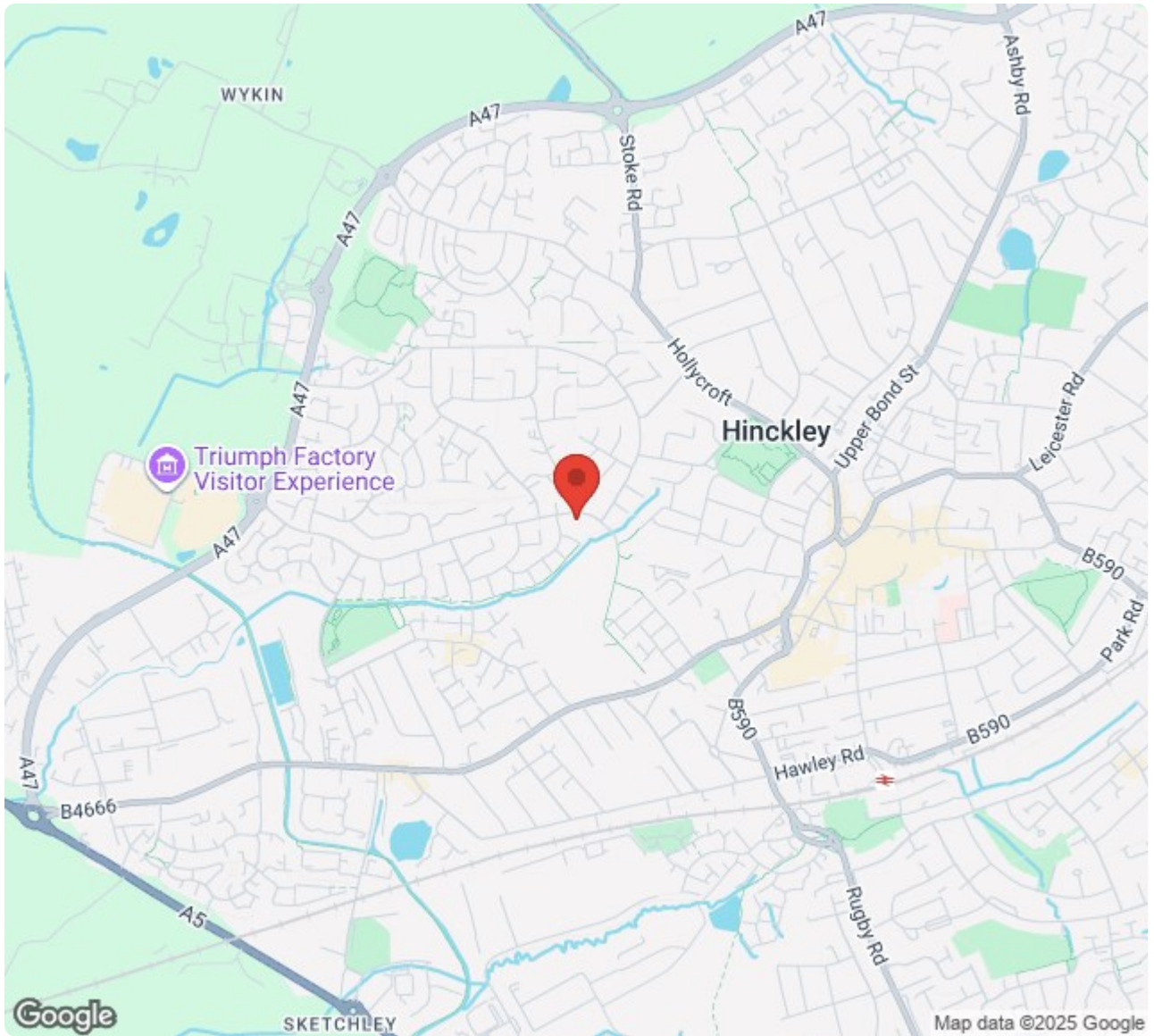


### OUTSIDE

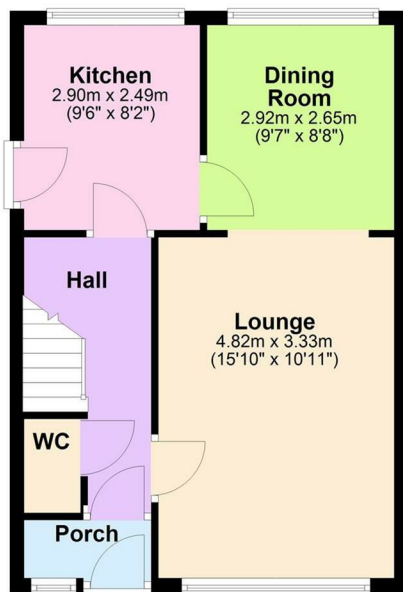
The property is nicely situated over looking a green to front, set well back from the road having an impressive frontage of 66ft. The front garden is principally laid to lawn, a tarmacadam driveway leads to a detached single brick built garage measuring 2.50m x 4.88 (8.24ft x 16.0ft) (98 inch x 192 inch) with up and over door to front , it also has light and power. UPVC SUDG window to rear and side pedestrian timber door. A timber gate and wide access between the house and the garage is principally laid to lawn with surrounding beds, beyond which is the fully fenced and enclosed rear garden, which has a sunny aspect with outside tap and lighting. There is also a slabbed path adjacent to the rear of the property beyond which the garden is principally laid to lawn with surrounding beds and stoned borders.



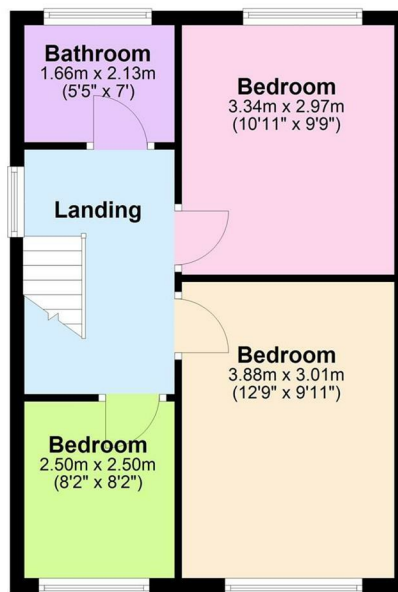




Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(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 <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 EU Directive 2002/91/EC		