



28 BROSDALE DRIVE, HINCKLEY, LE10 0SW

OFFERS OVER £230,000

NO CHAIN. Attractive modern Jelson built semi detached bungalow. Sought after and convenient location within walking distance of a parade of shops, doctors surgery, parks, bus service, the town centre and with good access to major road links. Well presented and much improved including feature fireplace, refitted kitchen and shower room, gas central heating and UPVC SUDG. Offers canopy porch, entrance hall, through lounge dining room, UPVC SUDG conservatory and kitchen. Two good bedrooms (both with fitted wardrobes) and shower room. Driveway to detached garage. Front and well kept rear garden. Viewing recommended. Carpets, curtains and blinds included



TENURE

FREEHOLD

COUNCIL TAX BAND - B

ACCOMMODATION

Open pitch and tiled canopy porch. Attractive UPVC SUDG and leaded front door to:

L SHAPED ENTRANCE HALLWAY

Single panel radiator, wall mounted consumer unit, loft access with lighting. Doors to:

REAR LOUNGE DINING ROOM TO REAR

9'10" x 17'9" (3.00 x 5.43)

Feature display fireplace having ornamental wood surround incorporating living flame coal effect electric fire. Double panel radiator, telephone point, TV point and coving to ceiling. UPVC SUDG sliding patio doors lead to:

UPVC SUDG CONSERVATORY TO REAR

9'3" x 6'9" (2.82 x 2.06)

Two double power points and ceramic tiled flooring. Conservatory blinds are included. UPVC SUDG French door leads to rear garden.

**FITTED KITCHEN TO REAR**

8'1" x 8'0" (2.48 x 2.44)

Range of cream fitted kitchen units consisting inset single drainer stainless steel sink unit with mixer tap above and cupboard beneath. Further matching floor mounted cupboard units and three drawer unit with contrasting beech finish working surfaces above and tiled splashbacks. Further matching wall mounted cupboard units including one display unit with glazed doors. Appliance recess points and plumbing for automatic washing machine. Gas and electric cooker points. Extractor fan, wall mounted gas condensing boiler for central heating and domestic hot water with digital programmer. Radiator. UPVC SUDG door to the side of the property.

**FRONT BEDROOM ONE**

9'10" x 9'9" (3.02 x 2.99)

Range of fitted bedroom furniture in ivory consisting one double and one single wardrobe unit, bridge of cupboards above the bed head, chest of drawers and dressing table with drawers beneath and folding mirror above. Radiator and UPVC SUDG bow window to front.



BEDROOM TWO TO FRONT

9'10" x 8'1" (3.01 x 2.48)

Range of fitted bedroom furniture in ivory consisting one double wardrobe, dressing table with drawers beneath and folding mirror above and bedside cabinet. Radiator.



SHOWER ROOM

6'1" x 8'1" (1.87 x 2.47)

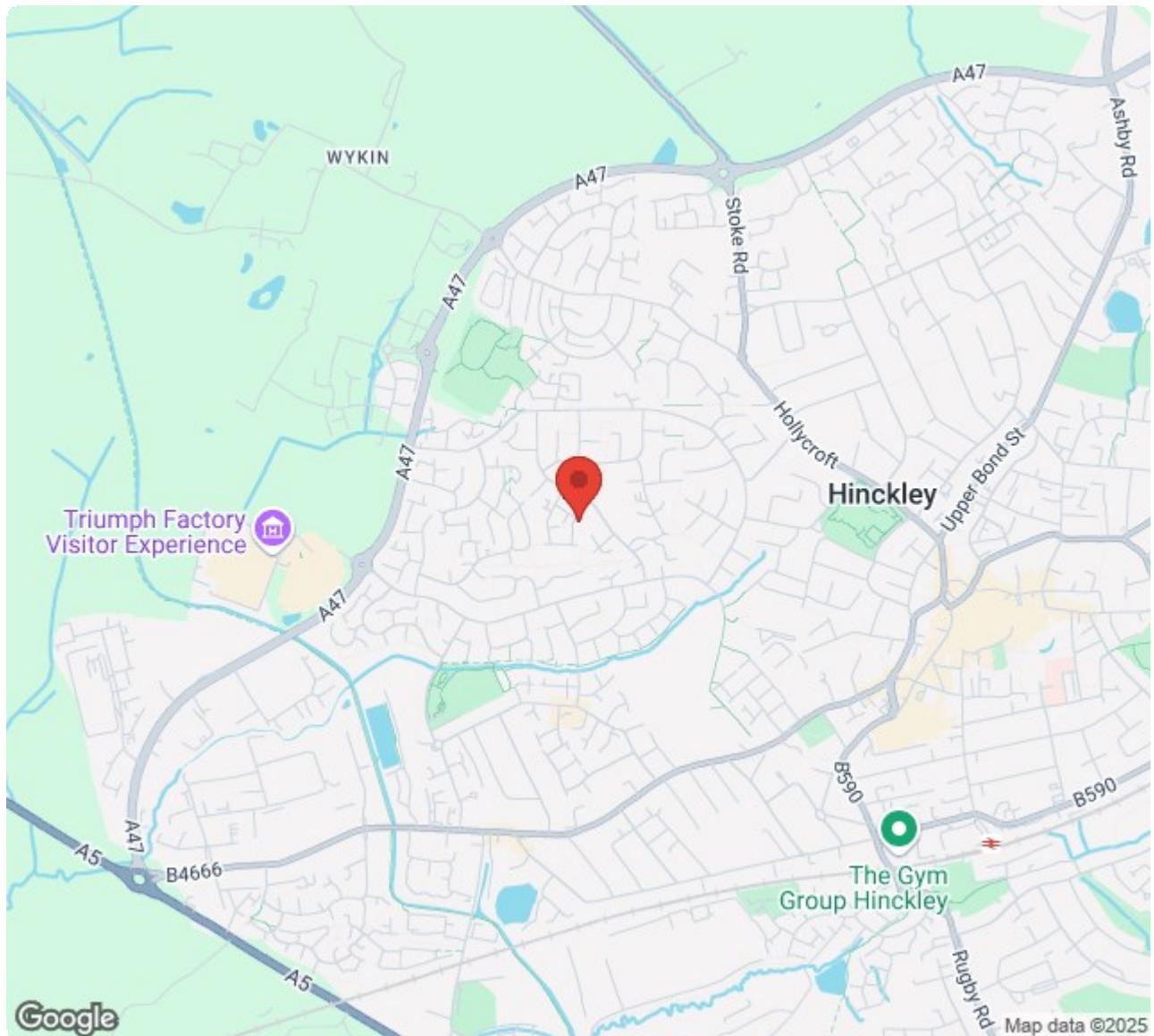
White suite consisting of fully tiled quadrant corner shower cubicle with glazed shower door, pedestal wash hand basin and low level WC. Contrasting tiled surrounds including the flooring, extractor fan and chrome heated towel rail. Door to airing cupboard housing lagged copper cylinder with fitted immersion heater on a timer for domestic hot water.



OUTSIDE

The property is nicely situated, set back from the road. The front garden is hard landscaped with decorative stone. Slabbed driveway leads down the side of the property, offering ample car parking, to a detached single sectional concrete garage 2.53m x 4.79m with up and over door to front and UpVC SUDG window to side and rear pedestrian door. Slab pathway and wrought iron gate leads between the bungalow and the garage to the fully fenced and enclosed rear garden. A full width slabbed patio adjacent to the rear of the property edged by low brick retaining wall. Remainder of the garden is principally laid to lawn with well stocked beds and borders. Outside tap and light.





Ground Floor



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs (92 plus) A	87
(81-91) B	
(69-80) C	
(55-68) D	55
(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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