



1 SISLEY WAY, HINCKLEY, LE10 0GJ

OFFERS OVER £280,000

Modern semi-detached three bedroom family home. Popular and convenient location within walking distance of a parade of shops, doctors surgery, schools, Morrisons supermarket, open countryside, the town centre and with good access to major road links. Well presented benefiting from white panelled interior doors, laminate wood strip flooring, feature fireplace, gas central heating and UPVC SUDG. Spacious accommodation offers entrance hallway, lounge and dining kitchen. Three good sized bedrooms (main with en suite shower room) and bathroom. Wide driveway to front leading to an integral garage. Good sized enclosed rear garden. Carpets, blinds and light fittings included.



TENURE

Council Tax Band C

ACCOMMODATION

Wood panelled and glazed front door leading to

ENTRANCE HALLWAY

With radiator and houses the consumer unit. White panel interior door leading to the integral garage. White panelled interior door to

LOUNGE TO FRONT

15'8" x 10'8" (4.80 x 3.27)

With a feature fireplace with marble hearth and backing and wooden mantle surrounding incorporating a gas fire. Radiator, laminate wood strip flooring, TV aerial point, thermostat for the central heating system, stairway to first floor and cupboard door to large under stairs storage cupboard. Double wood panelled glazed doors to



DINING KITCHEN TO REAR

19'1" x 8'0" (5.82 x 2.46)

With a range of floor standing fitted kitchen units with roll edge working surface above and inset stainless steel drainer sink with mixer tap. Space for a gas cooker, washing machine and dishwasher and fridge freezer. Stainless steel extractor, and wine fridge. A further range of matching wall mounted cupboard units one housing the Glow Worm gas boiler (new as of 2021). Tiled splashbacks, tiled flooring with under floor heating and laminate wood strip flooring, radiator and UPVC SUDG French doors to the rear garden.



FIRST FLOOR LANDING

With loft access, partially boarded with ladder and lighting. Smoke alarm and a white panelled interior door leads to a storage cupboard which houses the water tank. A further white panelled interior door to

BEDROOM ONE TO FRONT

13'4" x 9'4" (4.08 x 2.85)

With radiator, TV aerial point and white panelled interior door to



ENSUITE SHOWER ROOM

5'5" x 9'4" (1.67 x 2.85)

With a fully tiled shower cubicle with shower attachment and shower door, low level WC, pedestal wash hand basin with a wall mounted mirror fronted cupboard above. Tiled flooring, extractor fan and radiator.



BEDROOM TWO TO REAR

10'6" x 8'2" (3.22 x 2.49)

With radiator.



BEDROOM THREE TO REAR

8'5" x 8'2" (2.57 x 2.50)

With radiator.



BATHROOM TO SIDE

7'4" x 6'2" (2.24 x 1.88)

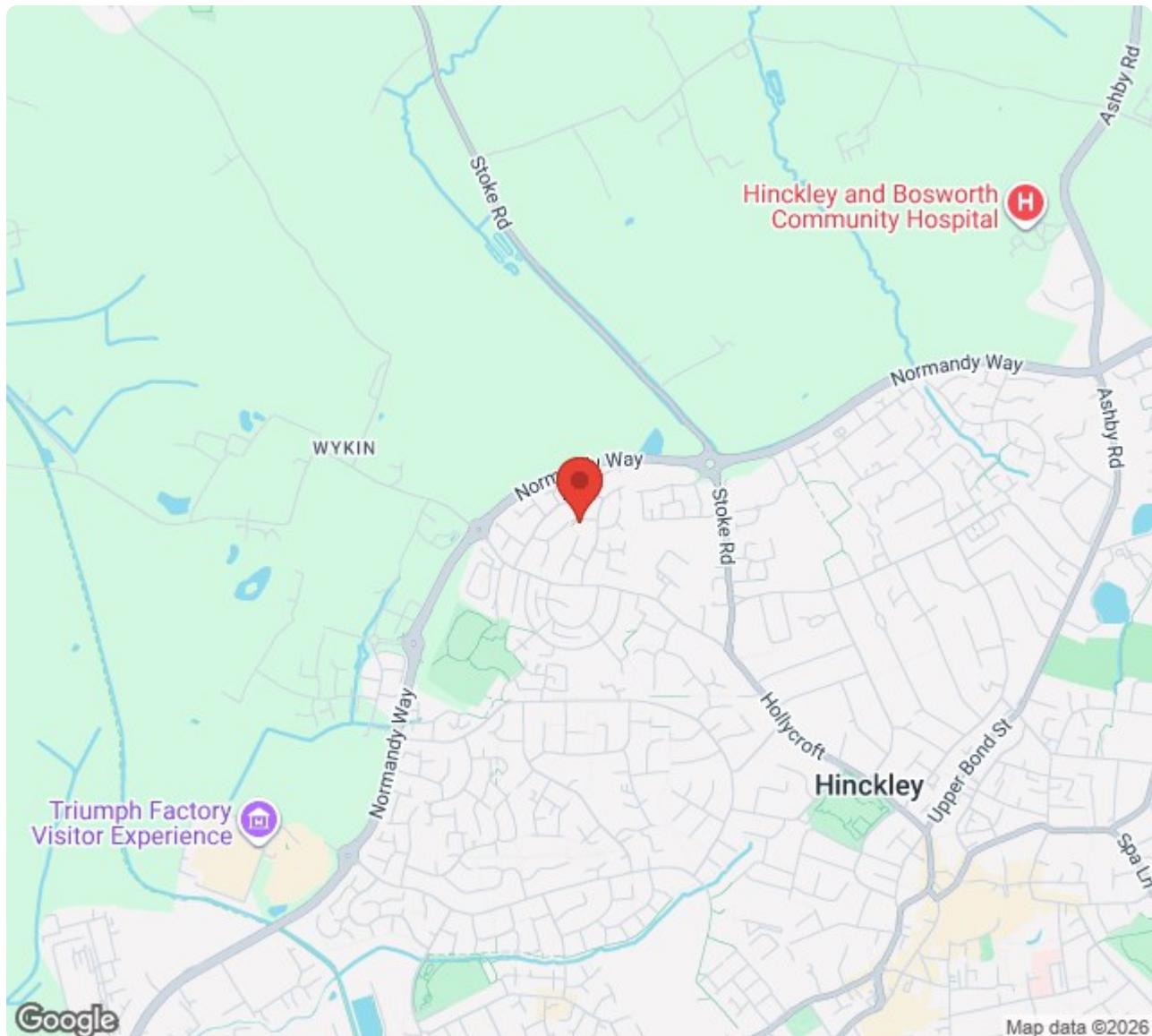
With panelled bath, mixer tap and shower attachment with screen to side. Low level WC, pedestal wash hand basin with tiled splashback, tiled flooring, tiled surrounds, extractor fan, shaver point and radiator.



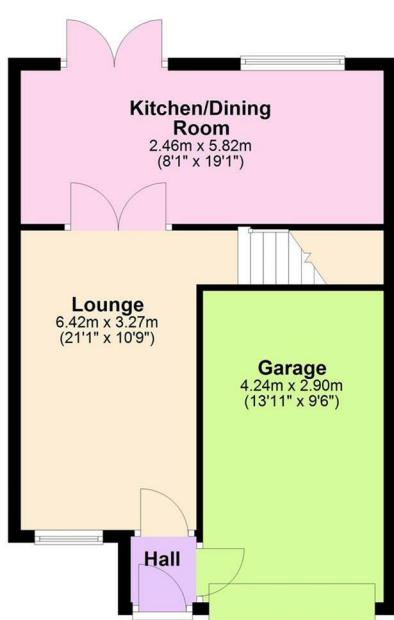
OUTSIDE

The property is nicely situated in a cul de sac, set back from the road with a double width block paved driveway to front leading to a single garage (4.24 x 2.9) with light and power. A block paved pathway leads down the left hand side of the property offering access to the fully fenced and enclosed rear garden with a slabbed patio adjacent to the rear of the property beyond which the remainder of the garden is laid to lawn surrounded by wrought iron fencing and with a decorative slabbed patio area in the middle of the garden. Outside power point, tap and lighting.





Ground Floor



First Floor



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		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating			
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	