



5 TRENT ROAD, HINCKLEY, LE10 0YA

OFFERS OVER £160,000

No Chain. Attractive, modern FE Downes built Semi detached bungalow in a supported environment for the over 55's. Sought after and convenient cul de sac location within walking distance of a parade of shops, doctors surgery, bus service, parks, town centre, The Crescent, Leisure Centre and good access to major road links. Well presented including timber finish interior doors, feature fireplace, gas central heating and UPVC SUDG. Offers entrance hall, kitchen, conservatory, two good bedrooms shower room. Long driveway, front and enclosed sunny rear garden with shed.



TENURE

Leasehold

EPC Rating C

Council Tax Band B

Lease for a term of 125 years from 1/09/1987. Service charge £136.17 per calendar month to include window cleaning, boiler service, buildings insurance, 24 hour care line and external painting.

Please be advised that the Scheme is designed for 'Independent Retirement Living' and no care or assistance is provided by Longhurst Group. The Scheme also includes maintenance of the front garden areas, boiler service, cleaning of windows, soffits and fascias, buildings and public liability insurance.

ACCOMMODATION

UPVC SUDG door to

ENTRANCE HALLWAY

With wood effect Herringbone vinyl flooring, Honeywell heating thermostat. Useful under stairs storage cupboard with shelving. Single panelled radiator, smoke alarm. Loft access with a ladder, the loft is partially boarded with electric light.

LOUNGE

9'4" x 15'11" (2.86 x 4.86)

With single panelled radiator, coving to ceiling, feature fireplace incorporating an electric fire. TV aerial point. Timber and glazed door to hallway.



KITCHEN

7'11" x 8'3" (2.43 x 2.54)

With tiled flooring, single panelled radiator, a range of laminated wood effect floor standing kitchen cupboard units with brushed chrome handles, roll edge working surfaces, stainless steel sink with chrome taps, tiled splashbacks. Freestanding Flavel washing machine, free standing Montpellier oven with four ring Electric hob. Further matching range of wall cupboard units, under counter fridge master fridge. Valliant boiler for domestic hot water and gas central heating. Tiled splashbacks. Door to lean to conservatory. Glazed door from hallway.



CONSERVATORY

15'5" x 5'2" (4.72 x 1.60)

With wood effect laminate flooring, electric and lighting. Radiator and TV aerial point, UPVC SUDG door to the rear garden.



BEDROOM ONE TO REAR

9'4" x 12'4" (2.85 x 3.78)

With single panelled radiator. White laminated fitted wardrobes.



BEDROOM TWO TO FRONT

8'0" x 8'9" (2.45 x 2.69)

With single panelled radiator.



SHOWER ROOM

4'11" x 7'1" (1.52 x 2.18)

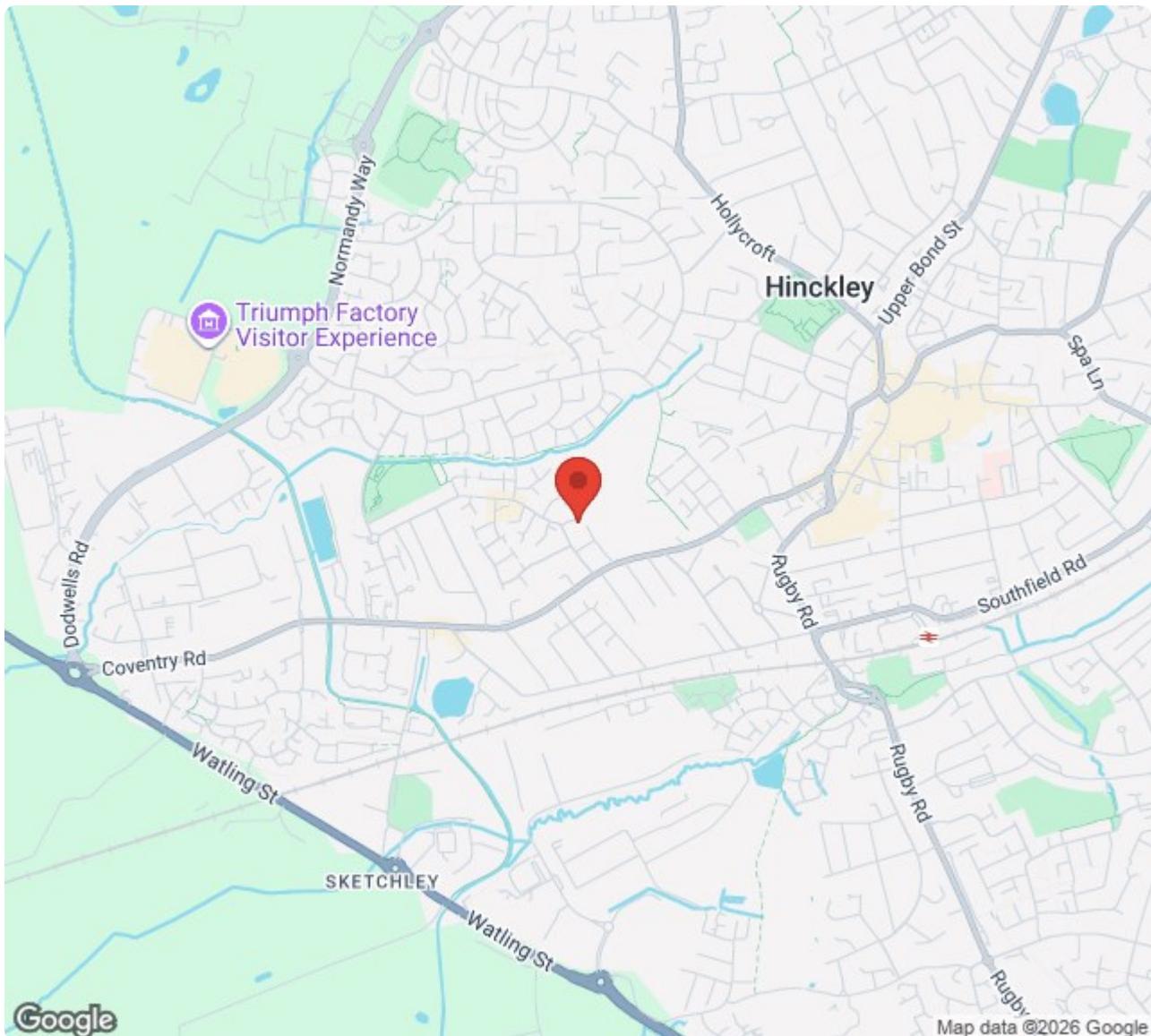
With wood effect vinyl flooring, three piece suite consisting of a low level WC, pedestal wash hand basin with chrome mixer taps, open shower tray with glazed shower screen with wall mounted Triton shower and tiled surrounds.



OUTSIDE

The property to front has a tarmacadam driveway, the garden is predominantly laid to lawn with a timber pedestrian gate to rear garden. There is a block paved patio to side and adjacent to the rear of the property. The garden is predominantly laid to lawn, fenced and enclosed with beds and a large timber shed.





Ground Floor



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs (92 plus) A	88
(81-91) B	73
(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	
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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