



## 9 JOVIAN DRIVE, HINCKLEY, LE10 0BF

**OFFERS OVER £280,000**

Stunning three bedroom semi detached family home. Sought after and convenient location within walking distance of Battling Brook School, a parade of shops, doctors surgery, local parks, bus service, the town centre and with good access to major road links. Well presented and benefiting from decorative panelling, tiled flooring, gas central heating and UPVC SUDG. Accommodation offers entrance hallway, separate WC, lounge and dining kitchen. Three bedrooms (main with en suite shower room) and bathroom. Hard landscaped front garden, double width driveway to side and good sized enclosed rear garden with shed. Shutters, blinds, carpets and light fittings included.



## TENURE

Freehold  
Council Tax Band C  
EPC Rating C

## ACCOMMODATION

Composite and glazed front door to

## ENTRANCE HALLWAY

With radiator, stairway to the first floor. White panelled interior door to an under stairs storage cupboard. Thermostat for the central heating and a further white panelled interior door to the



## SEPARATE WC

5'2" x 7'1" x 4'0" max (1.60 x 2.17 x 1.23 max)

With low level WC, pedestal wash hand basin with tiled splashback, radiator, vinyl flooring, extractor fan and white panelled double doors to a storage cupboard housing the Gloworm gas combination boiler for central heating and domestic hot water.



## THROUGH LOUNGE

16'6" x 11'6" x 9'8" max (5.04 x 3.52 x 2.96 max)

With radiator, TV aerial point and shutters to windows.



## KITCHEN/DINER

10'0" x 16'5" max (3.06 x 5.01 max)



## KITCHEN AREA

With a range of floor standing kitchen units with wood effect roll edge working surface above and inset stainless steel drainer sink with mixer tap. AEG oven with gas hob and extractor above and integrated dishwasher. Further matching range of matching wall mounted cupboard units. Space for a fridge freezer and washing machine. Tiled splashbacks, tiled flooring, shutters to windows and radiator.



## DINING AREA

With UPVC SUDG French doors to the rear garden.



## FIRST FLOOR LANDING

With loft access, the loft is partially boarded. White panelled interior door to

## BEDROOM ONE

12'10" x 13'6" x 16'7" max (3.93 x 4.13 x 5.07 max)

With radiator. White panelled interior door to a storage cupboard and a further white panelled interior door to the



### EN SUITE SHOWER ROOM

5'9" x 6'11" x 6'2" max (1.77 x 2.12 x 1.88 max)

With fully tiled shower cubicle with two shower attachments and shower door, low level WC, pedestal wash hand basin and half tiled surrounds. White chrome heated towel rail, vinyl flooring and extractor fan.



### BEDROOM TWO TO FRONT

7'3" x 10'10" (2.22 x 3.32 )

With radiator.



### BEDROOM THREE TO REAR

7'8" x 8'11" (2.34 x 2.74)

With radiator.



### BATHROOM TO FRONT

6'9" x 7'10" (2.07 x 2.40)

With white panelled bath with mixer tap and shower attachment, low level WC, pedestal wash hand basin, half tiled surrounds. White chrome heated towel rail, shaver point, extractor fan and vinyl flooring.

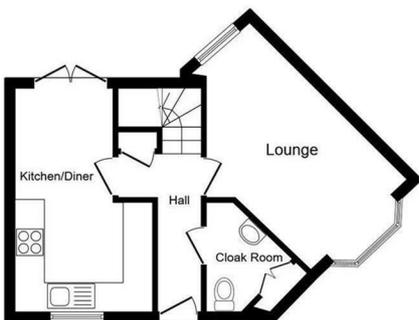
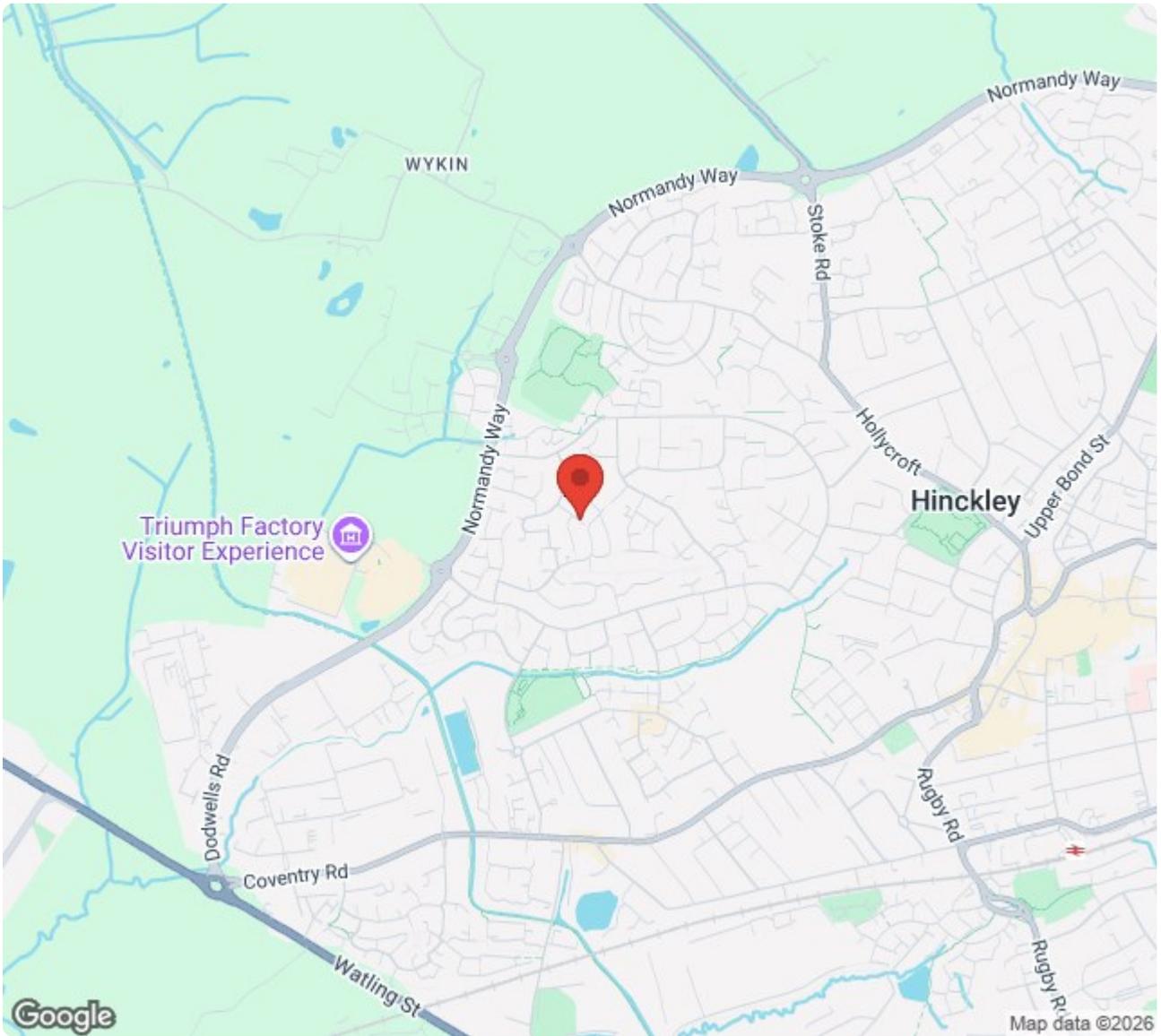


### OUTSIDE

The property is nicely situated at the head of a cul de sac with a stoned front garden and a slabbed pathway leads to the front door. Down the left hand side there is a double width tarmac driveway and a pedestrian gate offers access to the fenced and enclosed rear garden with a slabbed patio adjacent to the rear of the property beyond which the garden is principally laid to lawn with a further slabbed pathway leading to the bottom of the garden where there is a further patio area. Timber shed, outside light and power point.







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>91</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>79</b>	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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