



35 LUPIN CLOSE, HINCKLEY, LE10 2UJ

ASKING PRICE £395,000

No Chain. Extended and much improved modern detached family home which can easily be converted into four bedrooms. Sought after and convenient location within walking distance of a parade of shops, doctors surgery, schools, bus service, parks, the village centre, public houses, restaurants and with easy access to the A5 and M69 motorway. Immaculately presented with a range of good quality fixtures and fittings including white panel interior doors, tiled flooring, feature open Victorian style fireplace, modern kitchen and shower room, gas central heating, UPVC SUDG and UPVC soffits and fascias. Spacious accommodation offers canopy porch, entrance hall, lounge, dining room, family shower room, kitchen and utility room, three bedrooms main with ensuite bathroom and family share room. Advantageous corner plot, driveway to detached garage, well kept front and enclosed rear gardens. Viewing recommended carpets, curtains and light fittings included.



TENURE

Freehold

Council tax band C

ACCOMMODATION

Open full width pitch and tile canopy porch, attractive wood grain composite panel front door to

ENTRANCE HALLWAY

With black ceramic tiled flooring, radiator, wall mounted consumer unit, stair way to first floor, attractive white six panel interior door to

LOUNGE TO FRONT

12'5" x 21'1" (3.80 x 6.45)

With feature open Victorian style fireplace having ornamental hardwood surrounds, raised black quarry tiled hearth, ornamental cast iron open fireplace, oak finished laminate wood strip flooring, two radiators, coving to ceiling, TV aerial point, UPVC SUDG bay window to front and feature arched top window to side.



DINING ROOM TO REAR

8'5" x 10'6" (2.59 x 3.21)

With oak finished laminate wood strip flooring, coving to ceiling.



FAMILY ROOM TO REAR

8'9" x 10'5" (2.67 x 3.18)

With coving to ceiling, single panel radiator, UPVC SUDG french doors leading to the rear garden, wall mounted book and display shelving.



FITTED KITCHEN TO REAR

8'8" x 10'5" (2.65 x 3.18)

With a range of medium oak fitted kitchen units consisting inset one and a half bowl single drainer stainless steel sink, mixer tap above, double base unit beneath. Further matching floor mounted cupboard units and five drawer unit, contrasting grey roll edge working surfaces above including a breakfast bar with inset four ring gas hob unit, double fan assisted oven with grill beneath integrated extractor above. Tiled splashbacks, further matching range of wall mounted cupboard units including one double display unit with leaded glazed doors, wine rack, cupboard housing the gas boiler for central heating and domestic hot water, appliance recess points, plumbing for a dishwasher, ceramic tiled flooring, door to useful under stairs storage with ceramic tiled flooring, fitted shelving, UPVC SUDG door to the side of the property, feature archway to



UTILITY AREA

6'8" x 5'6" (2.04 x 1.69)

With matching units from the kitchen consisting of a floor standing cupboard unit, grey roll edge working services above, tiled splashbacks, further wall mounted cupboard units, appliance recess points, plumbing for automatic washing machine, ceramic tiled flooring.



FIRST FLOOR LANDING

With a door to the airing cupboard housing the lagged copper cylinder immersion heater for supplementary domestic hot water, loft access with extending aluminium ladder for access, the loft is partially boarded with lighting.

BEDROOM ONE TO REAR

10'4" x 21'3" (3.17 x 6.48)

With a range of Hammonds fitted bedroom furniture in cream consisting three double wardrobe units, wood finished laminate wood strip flooring, two radiators. This bedroom could easily be converted into two.



BEDROOM TWO TO FRONT

11'9" x 12'8" (3.59 x 3.87)

With a range of Hammonds fitted bedroom furniture consisting in cream of two double and one single wardrobe with mirror glazed doors to front, radiator, door to



ENSUITE BATHROOM

9'4" x 8'8" (2.85 x 2.65)

With panelled bath, fully tiled shower cubicle with glazed shower doors, pedestal wash hand basin with shaver light, low level WC, contrasting fully tiled surrounds including the flooring, radiator, extractor fan.



BEDROOM THREE TO FRONT

7'4" x 8'0" (2.26 x 2.44)

With radiator, wall mounted book and display shelving.



REFITTED SHOWER ROOM TO REAR

7'4" x 5'5" (2.24 x 1.67)

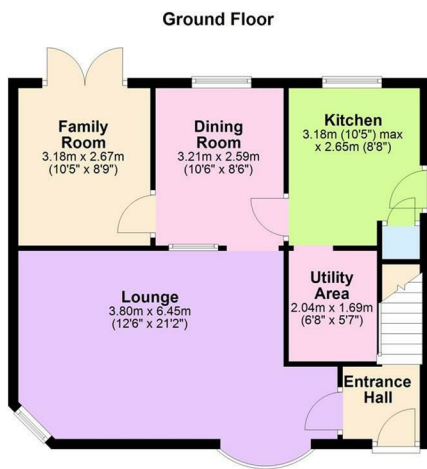
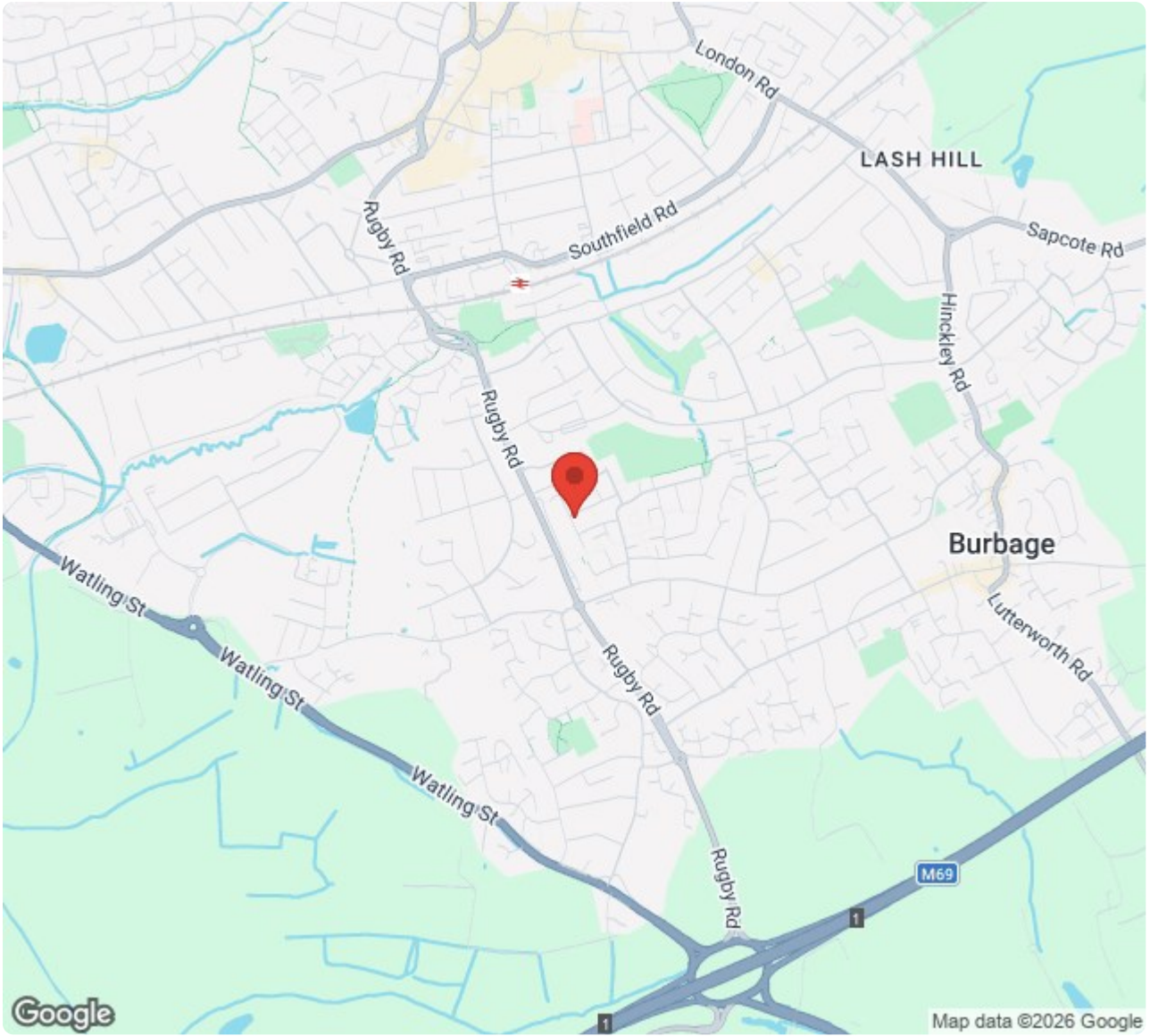
With white suite consisting of a fully tiled double shower cubicle with glazed shower doors, pedestal wash hand basin, low level WC, contrasting fully tiled surrounds including the flooring, fashionable black heated towel rail.



OUTSIDE

The property is nicely situated on a advantageous corner plot set back from the road, the front garden principally laid to lawn with surrounding beds. A tarmacadam driveway leads down the side of the property through double wrought iron gates where there is further parking, outside light leading to a detached brick built garage (2.49m x 4.98m) with a up and over door to front and has light and power. There is a fully fenced enclosed rear garden with a slab patio adjacent to the rear of the property with surrounding beds beyond which the garden is principally laid to lawn with surrounding well stocked beds and borders, outside tap and light.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			71
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		51	
(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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