



## 17 INDIGO DRIVE, HINCKLEY, LE10 2QJ

**OFFERS OVER £260,000**

No Chain. Impressive 2015 Persimmon homes built Kingswood design family home on a good sized sunny plot. Sought after and convenient location within walking distance of the town centre, the crescent, train and bus stations, doctors, dentists, Leisure Centre, parks, bars and restaurants and with good access to the A5 and M69 motorway. Well presented, energy efficient with a range of good quality fixtures and fittings including white panel interior doors, alarm system, wired in smoke alarm, CCTV, refitted kitchen and shower room, fitted wardrobes, gas central heating, UPVC SUDG and UPVC soffits and fascias. Offers entrance hall, separate WC, lounge, dining kitchen with built in appliances, UPVC SUDG conservatory. Three bedrooms main with en suite shower room and family shower room, wide driveway and garage space (subject to planning permission). Well kept front and good sized sunny rear garden with two sheds and summer house. Viewing recommended. Carpets and blinds included.



## TENURE

Freehold  
Council Tax Band Band B

## ACCOMMODATION

Attractive royal blue composite panelled and SUDG front door with outside lighting to

## ENTRANCE HALLWAY

With single panel radiator, wired in smoke alarm, Telephone point including broadband, digital thermostat for the central heating on the ground floor, stair way to first floor, attractive white six panel interior door to

## SEPARATE WC

With white suite consisting low level WC, pedestal wash hand basin, tiled splashbacks, radiator, wall mounted consumer unit, key pad for burglar alarm system.

## LOUNGE TO FRONT

11'8" x 16'6" (3.56 x 5.04)

With single panel radiator, TV aerial point.



## REFITTED DINING KITCHEN TO REAR

14'9" x 9'11" (4.52 x 3.04)

With a fashionable range of light gloss grey fitted kitchen units with soft closed doors, consisting inset black one and a half bowl single drainer resin sink unit, mixer tap above, cupboard beneath, further matching range of floor mounted cupboard units, three drawer unit, contrasting grey working surfaces above with inset four ring gas hob unit, integrated extractor above. Further matching range of wall mounted cupboard units one concealing the gas condensing combination boiler for central heating and domestic hot water, further integrated appliances include a fridge freezer, fan assisted oven and grill, microwave oven, dishwasher, washing machine, laminate wood strip flooring, double panel radiator, useful under stairs storage cupboard with lighting. UPVC SUDG french doors lead to



### CONSERVATORY TO REAR

12'8" x 9'7" (3.88 x 2.94)

With three double power points, one wall light, UPVC SUDG french doors leading to the side and rear garden with ABS locking system.



### FIRST FLOOR LANDING

With white spindle balustrades, wired in smoke alarm.

### BEDROOM ONE TO FRONT

11'8" x 12'5" (3.57 x 3.81)

With built in slide robe consisting of one double and two single wardrobe units with mirror glazed doors to front, radiator, TV aerial point, digital thermostat for central heating system on the first floor, door to



### ENSUITE SHOWER ROOM

With a white suite consisting fully tiled shower cubicle with glazed shower doors, pedestal wash hand basin, low level WC, contrasting tiled surrounds, radiator, extractor fan.



### BEDROOM TWO TO REAR

8'3" x 8'7" (2.53 x 2.63)

With radiator.



### BEDROOM THREE TO REAR

5'10" x 8'5" (1.79 x 2.58)

With radiator.



### REFITTED SHOWER ROOM TO SIDE

6'6" x 5'6" (1.99 x 1.68)

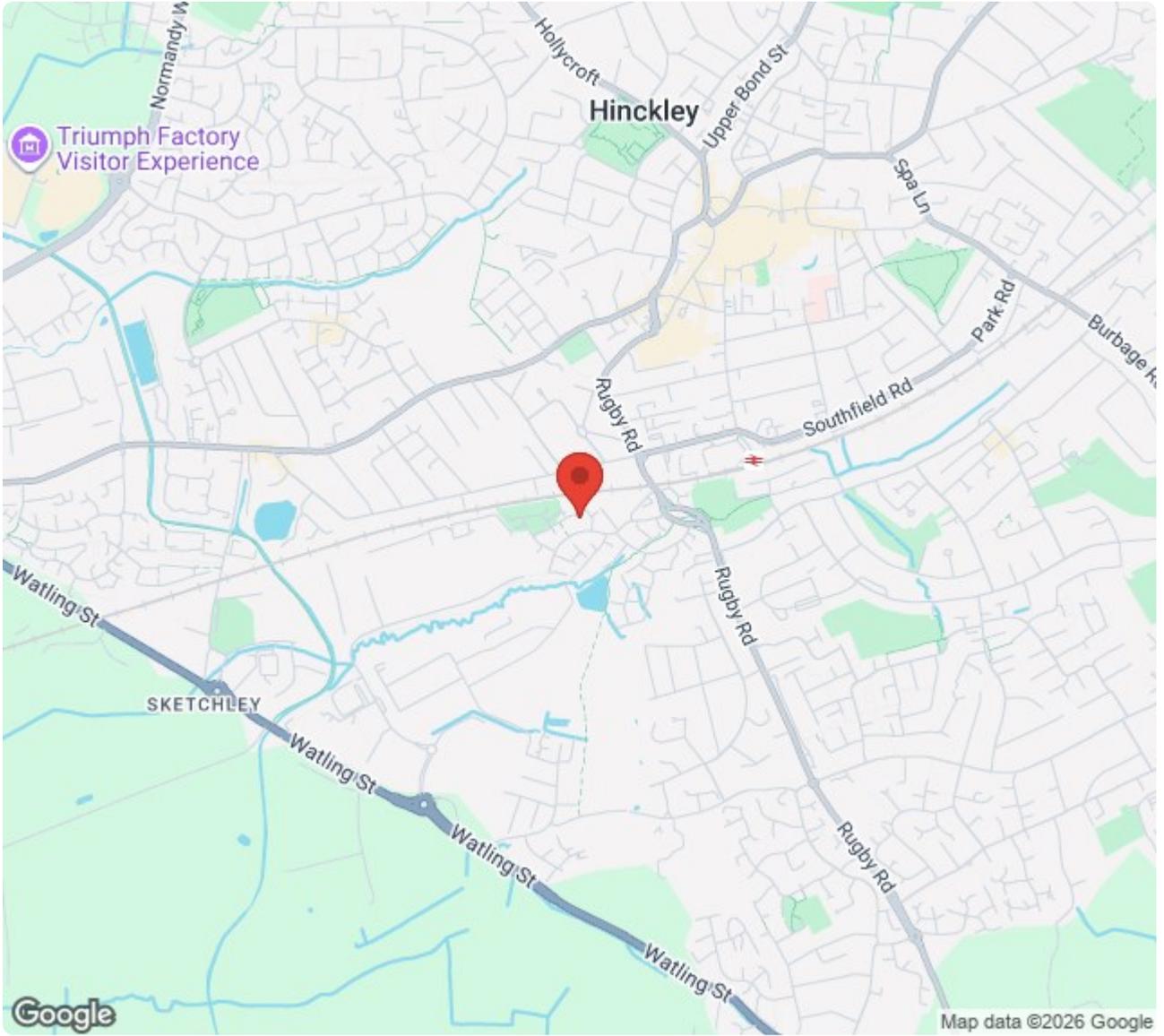
With white suite consisting fully tiled shower cubicle with glazed shower doors, vanity sink with gloss white cupboard beneath, low level WC, contrasting tiled surrounds, chrome towel rail, radiator, extractor fan.



### OUTSIDE

The property is set back from the road having a paved front forecourt with surrounding beds and stoned areas, a tarmacadram driveway leads down the side of the property offering ample car parking, ample room for an extension or garage (subject to planning permission) a timber gate offers access to a good sized fully fenced and enclosed rear garden, to the side of the property is a tarmacadram patio, timber summer house, adjacent to the rear of the house the garden is principally laid to lawn with surrounding beds beyond which is a low brick retaining wall, to the top of the garden there is a further decorative stone patio and a further two timber sheds, the garden has a sunny aspect, outside tap.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(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 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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