



29 OVERLORD DRIVE, HINCKLEY, LE10 0WQ

ASKING PRICE £135,000

Impressive Jelson 2010 Jelson built first floor maisonette. Sought after and convenient location within walking distance of Battling Brook school, a parade of shops, GP surgery, local parks, the town and good access to major road links. Immaculately presented with a range of good quality fixtures and fittings including white panelled interior doors, alarm system, wired in smoke alarms, spot lights, gas central heating and UPVC SUDG. Offers entrance hallway and living dining kitchen. Two good sized bedrooms and shower room. Carport offers one car parking space. Viewing highly recommended. Carpets, blinds, and light fittings are included.



TENURE

Leasehold

109 years remaining.

Number 29 Overlord has the right to manage the freehold and is a director of Broad Oak Rtm Ltd.

Therefore there is no service charge to pay, the annual ground rent is £250 paid to Jeremy Hartnell Ltd.

Council tax band B

ACCOMMODATION

Attractive composite front door accessed from within the car port to

ENTRANCE HALLWAY

With keypad for burglar alarms system, wall mounted consumer unit. Single panelled radiator. Stairway to the First floor.

FIRST FLOOR LANDING

With single panelled radiator, smoke alarm and keypad for burglar alarm system. Attractive white panelled interior door to

KITCHEN DINING ROOM

19'3" x 11'4" (5.89 x 3.46)

The kitchen area: With a fashionable range of fitted kitchen units in cream with roll edge working surfaces above. inset stainless sink with drainer and cupboard beneath. Blomberg washing matching and Fridge freezer. A wall mounted cupboard unit houses the Glowworm gas combination boiler for central heating and domestic hot water. Tiled splashbacks. Integrated AEG electric oven with four ring gas hob unit above and stainless steel extractor. Tiled flooring.

The dining area: With double panelled radiator.



BEDROOM ONE

19'5" x 9'4" (5.93 x 2.85)

With dual aspect. Double panelled radiator and TV aerial point. Alarm system panic switch.



BEDROOM TWO TO FRONT

12'4" x 14'9" max x 8'3" (3.77 x 4.52 max x 2.54)

With door to a large walk in storage cupboard with shelving and lighting. Loft access with lighting. Single panelled radiator.



SHOWER ROOM

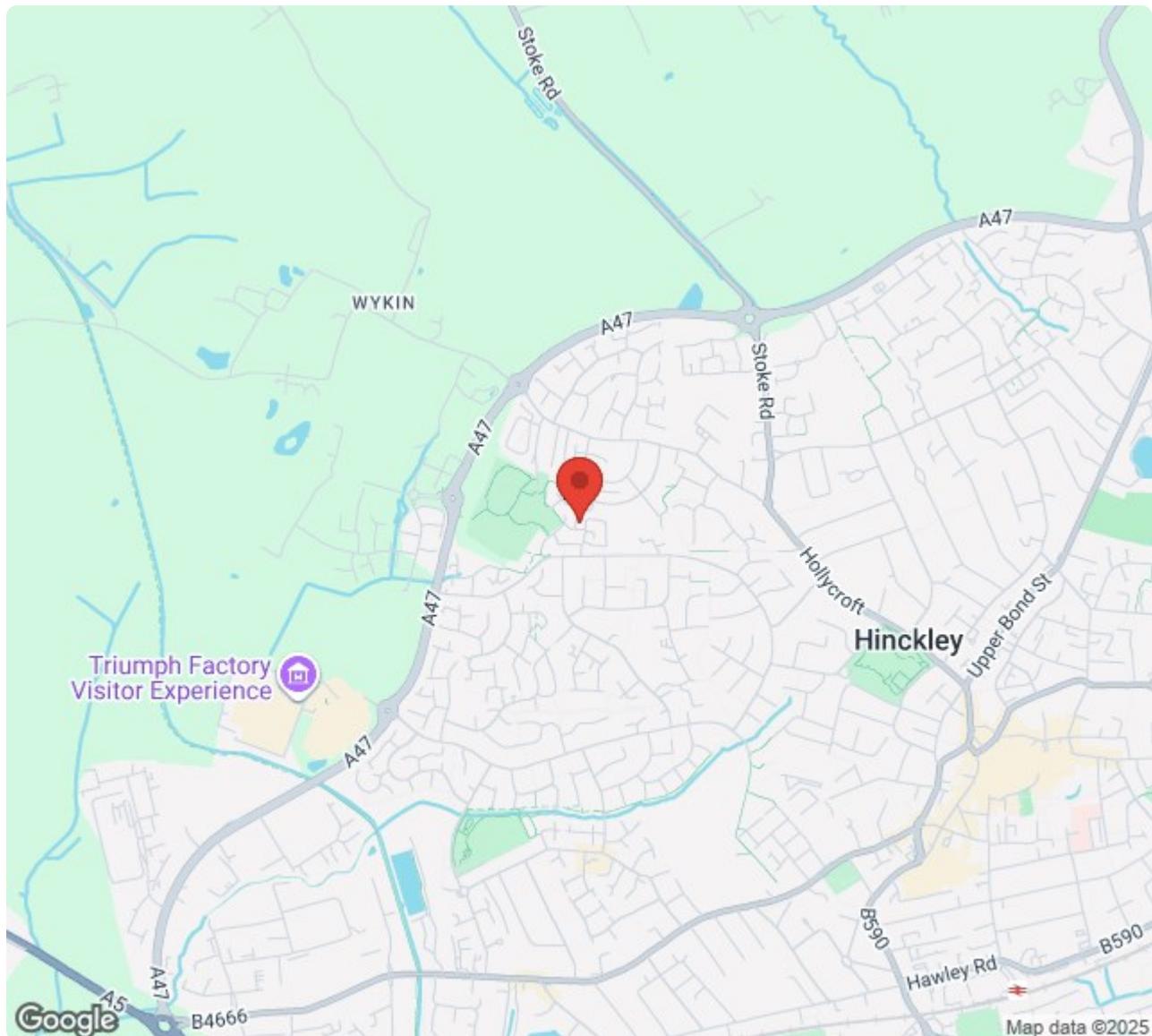
8'9" x 6'1" (2.69 x 1.87)

With a white suite consisting of a large shower cubical with mixer shower attachment and glazed shower screen to side. Tiled surrounds. Low level WC and pedestal wash hand basin. Vinyl flooring, double panelled radiator and extractor fan.

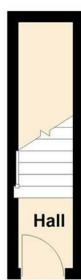


OUTSIDE

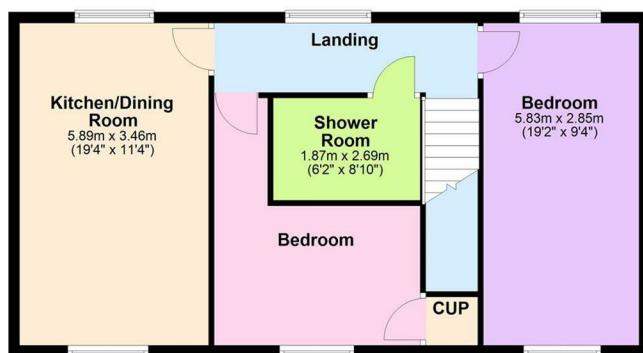
The property is nicely situated towards the head of a cul de sac with block paved carport area with outside lighting.



Basement



Ground 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		Current	Potential
(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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