



## 7 CARDINAL DRIVE, HINCKLEY, LE10 2NS

**ASKING PRICE £340,000**

No Chain. Impressive 2014 Charles Church Hatfield B Design detached family home on a sunny corner plot. Sought after and convenient location within walking distance of the town centre, The Crescent, schools, train and bus stations, doctors, dentists, parks, bars and restaurants, Burbage village centre and easy access to the A5 and M69 motorway. Well presented, energy efficient with a range of good quality fixtures and fittings including oak panelled interior doors, Karndean woodgrain flooring, spindle balustrades, wired in smoke alarms, gas central heating and UPVC SUDG. Spacious accommodation offers entrance hall, lounge, UPVC SUDG conservatory, family room/study and fitted dining kitchen. Four good bedrooms (main with en suite shower room) and family bathroom. Long driveway to car port and detached garage. Hard landscaped front and sunny rear garden with shed. Contact agents to view. Carpets and blinds included.



## TENURE

Freehold  
Council Tax Band E  
EPC Rating C

## ACCOMMODATION

Attractive Cardinal Red composite panel and SUDG front door with outside lighting to

### ENTRANCE HALLWAY

With karndean wood grain flooring, radiator with surrounding ornamental radiator cover, keypad for burglar alarm system, smoke alarm. Digital thermostat for the central heating system on the ground floor. Stairway to first floor with white spindle balustrades, useful under stairs storage cupboard beneath. Wall mounted consumer unit. Attractive oak panelled interior doors to

### SEPARATE WC

With white suite consisting low level WC, wall mounted sink unit, radiator, Karndean wood grain flooring, extractor fan.

### THROUGH LOUNGE

22'5" x 11'3" (6.85 x 3.43)

With wall mounted living flame pebble effect electric fire with remote control, Karndean wood grain flooring, two radiators, TV Aerial point including Sky, UPVC SUDG French doors to



### UPVC SUDG CONSERVATORY TO SIDE

8'8" x 19'0" (2.65 x 5.81)

With a solid roof, Karndean wood grain flooring, three double power point, vaulted ceiling with inset ceiling spotlights. UPVC SUDG French doors to the rear garden with built in blinds. Conservatory blinds are included.



### FAMILY ROOM TO FRONT

9'11" x 8'9" (3.03 x 2.67)

With Karndean wood grain flooring, radiator. TV aerial point.



## FITTED DINING KITCHEN TO REAR

12'8" x 13'5" (3.88 x 4.09)

With a fashionable range of gloss cream fitted kitchen units consisting inset one and a half bowl single drainer stainless steel sink unit, mixer taps above double base unit beneath. Further matching range of floor mounted cupboard units and three drawer unit, contrasting walnut finish roll edge working surfaces above with inset four ring stainless steel gas hob unit, double fan assisted oven with grill beneath. Stainless steel splashback and stainless steel chimney extractor hood above. Matching upstands, further matching range of wall cupboard units, one concealing the gas condensing boiler for central heating and domestic hot water. Appliance recess points and plumbing for automatic washing machine and dishwasher. Radiator, white wood panel and SUDG door to the side of the property.



## FIRST FLOOR LANDING

With white spindle balustrades, wired in smoke alarm, loft access with extending aluminium ladder for access, the loft is partially boarded with lighting. Attractive white four panel interior doors to

## BEDROOM ONE TO FRONT

11'4" x 13'3" (3.46 x 4.04)

With built in double and single wardrobes in white, radiator. TV aerial point. Digital thermostat for the central heating on the first floor. Door to



## EN SUITE SHOWER ROOM

6'5" x 8'4" (1.96 x 2.56)

With fully tiled shower cubicle with glazed shower door, pedestal wash hand basin and low level WC. Contrasting tiled surrounds, white heated towel rail, extractor fan.



## BEDROOM TWO TO FRONT

10'2" x 13'2" (3.11 x 4.03)

With built in storage cupboard over the stairs, radiator.



### BEDROOM THREE TO REAR

11'4" x 8'3" (3.47 x 2.53)

With radiator.



### BEDROOM FOUR TO REAR

8'8" x 8'11" (2.66 x 2.72)

With radiator, laminate wood strip flooring.



### FAMILY BATHROOM TO REAR

7'8" x 5'6" (2.35 x 1.70)

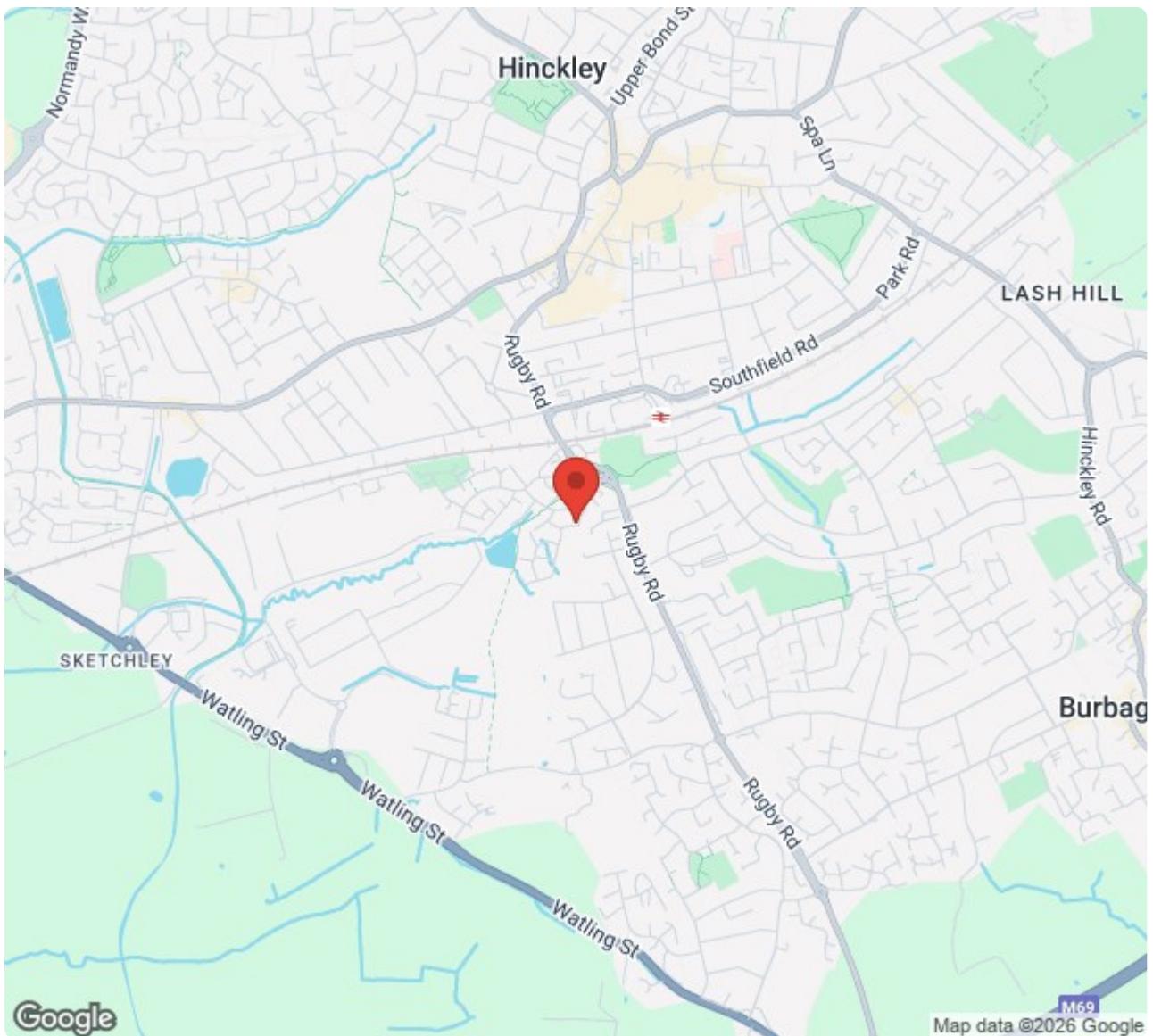
With a white suite consisting of a panelled bath, mixer shower attachment above, glazed shower screen to side, pedestal wash hand basin, low level WC. Contrasting tiled surrounds, chrome heated towel rail, extractor fan.



### OUTSIDE

It is situated in a corner plot, set back from the road screened behind picket fencing. The front garden in bark with inset shrubs. There is a fully fenced enclosed rear garden which has been hard landscaped in astroturf with timber decking and slabbed patios. The garden has a sunny aspect and also has a plastic shed included. To the rear of the property tarmacadam driveway leads down the side of the property, leading through double timber gates offering ample car parking to a car port. There is a outside tap beyond which is a detached large single garage measuring (2.94m x 5.95m), having a black up and over glazed door to front. The garage has light and power, pitched roof offering further storage and there is a UPVC SUDG door to the side of the garage.





| 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                     |   |  |           |
| EU Directive 2002/81/EC   |   |  |           |
| England & Wales   |   | Environmental Impact (CO <sub>2</sub> ) Rating |           |
| EU Directive 2002/91/EC   |   | Current  | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |   |  |           |
| EU Directive 2002/91/EC   |   |  |           |
| England & Wales   |   | Environmental Impact (CO <sub>2</sub> ) Rating |           |

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