



## 6 KENMORE DRIVE, HINCKLEY, LE10 0TP

**ASKING PRICE £180,000**

**NO CHAIN.** Modern Jelson built semi detached family home. Sought after and convenient cul-de-sac location within walking distance of Battling Brook school, a parade of shops, doctors surgery, Hollycroft park, the town, the Crescent, doctors, dentists, train and bus stations and with good access to major road links. The property benefits from gas central heating and UPVC SUDG. Offers entrance hall and lounge/diner & kitchen. Two double bedrooms and shower room. Front and enclosed rear garden with shed. Carpets & curtains included. Contact agent to view.



## TENURE

Freehold

Council Tax Band B

## ACCOMMODATION

UPVC SUDG door to

### ENTRANCE HALLWAY

4'9" x 14'10" (1.46 x 4.54)

With bespoke timber cupboard housing the gas electric meter and fuse board. Single panelled radiator, smoke alarm. Door to useful under stairs storage cupboard. Panelled door to

### THROUGH LOUNGE/DINER

13'1" x 19'1" (3.99 x 5.83)

With single panelled radiator, feature fireplace with marble hearth, backing and timber mantle, incorporating a gas fire behind which is situated the back boiler for domestic hot water and gas central heating. Timber and glazed sliding door to



### KITCHEN

10'8" x 7'8" (3.27 x 2.36)

With tile effect vinyl flooring, a range of floor standing kitchen cupboard units with a stone effect roll edge worktop with tiled splashback, stainless steel drainer sink with chrome mixer tap. Further matching range of wall cupboard units. Freestanding gas cooker. UPVC SUDG door to rear garden.



### FIRST FLOOR LANDING

With staircase to first floor landing, loft access and smoke alarm. Panelled door to

### FRONT BEDROOM ONE

15'9" x 9'11" (4.81 x 3.03)

(previously this space was made up of two bedrooms), with useful over stairs storage cupboard with built in wardrobes with shelving and hanging rail. Panelled door to



## REAR BEDROOM TWO

11'9" x 8'11" (3.59 x 2.72)

Panelled door to



## SHOWER ROOM

6'9" x 6'0" (2.06 x 1.85)

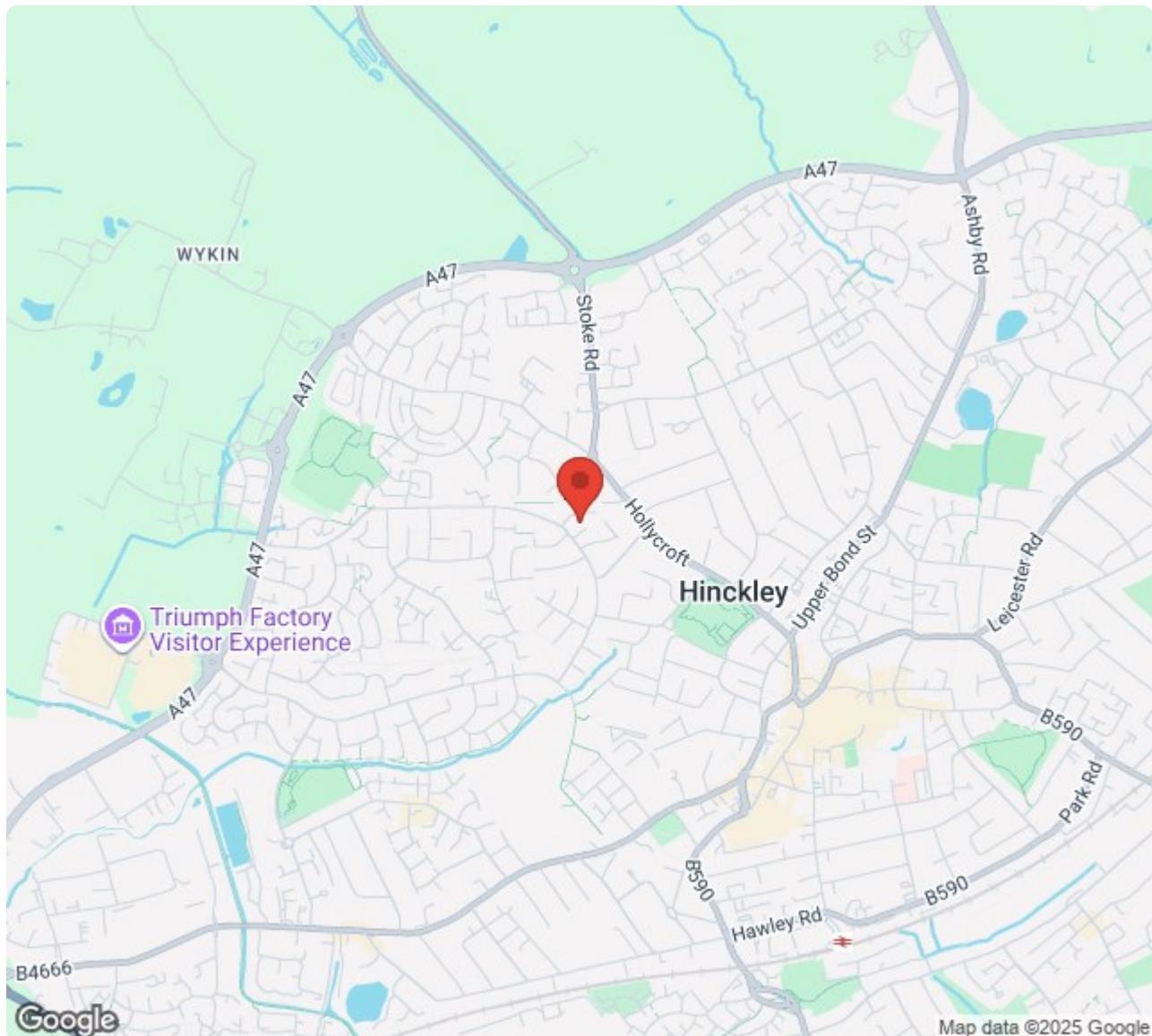
With three piece suite consisting low level WC, pedestal wash hand basin, open shower with glazed shower screen, wall mounted Mira electric shower with PVC panelled surrounds. Vinyl flooring.



## OUTSIDE

The property has a concrete slabbed path leading to the front door, the front garden is predominantly laid to artificial turf. The property to rear has a concrete slabbed patio adjacent to the rear of the house, the garden is predominantly laid with artificial turf with a path leading to a pedestrian gate to a public footpath which leads to a single garage on block. There is also an outside tap.





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 <sub>2</sub> ) Rating			
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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