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MISDESCRIPTONS ACT 1967

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Independent Estate Agents
Surveyors, Valuers and
Letting Agents



11 Kensington Avenue, Hinckley, LE10 3JE
£1,945 Per Month



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An modern well presented 4 bedroom, 2 bathroom, family detached house, set in a picturesque and sought after location, whilst occupying a secluded position and approached via a private shared driveway, Constructed in 2017 by the reputable David Wilson Homes in the 'Layton' design and having the remainder period of the usual NHBC guarantee or similar 'New Build' warranty period. Addition benefits of gas central heating (condensing boiler), PVCu double glazing, southerly facing rear garden, alarm, driveway and driveway.

Ideally located close to all local amenities, whilst being accessible for commuting to all major road links, such as the M69,M1,M6 and A5.

Canopy porch

Reception hall

12'11" (max) x 12'3" (max)
Ceramic tiled floor, easy tread stair case to the first floor
via spindle balustrade, obscure double glazed composite door, radiator, fitted double cupboard, and smoke alarm.

Spacious lounge (rear)

18'7" (max) x 12'2" (max)
PVCu double glazed bay window, PVCu double glazed side window, radiators, PVCu double glazed french doors and adjacent side PVCu double glazed windows,



Dining room (front)

9'7" (into bay) x 13'8" (max)
Walk-in PVCu double glazed bay window, ceramic tiled floor and radiator

Dining room (front)

14'6" (max) x 13'7" (max)
Walk-in PVCu double glazed bay with twin PVCu double glazed french doors, 1 1/2 stainless steel sink, range of attractive baser and wall units, finished in 'high gloss' white with contrasting work surfaces and integral breakfast bar, split level gas hob, electric fan assisted oven, extractor hood, fitted dishwasher, ceramic tiled floor and downlights to the ceiling.

Modern luxury fitted breakfast kitchen (rear)

6'8" x 5'3"
Obscure Double glazed composite door, stainless steel sink unit, range of base and wall units (2 base and 3 wall), plumbing for a washing machine, ceramic tiled floor and radiator.

First floor landing

14'11" (max) x 10'9" (max)
Roof void access, smoke alarm and airing cupboard.

Bedroom 1(rear)

17'7" x 12'2"
PVCu double glazed windows, fitted twin double wardrobes, single wardrobe and radiator.



Guest cloakroom (side)

Wash hand basin, low flush wc, radiator and ceramic wall tiling.

Study (front)

9'4" x 9'2"
PVCu double glazed window and radiator.

Bedroom 2 (front)

9'7" (into bay) x 13'8" (max)
Walk-in PVCu double glazed bay window, ceramic tiled floor and radiator

En-suite shower (rear)

6'7" (max) x 5'9" (max)
Suite in white, walk-in double shower cubicle with mixer shower, wash hand basin in vanity unit, low flush wc, obscure PVCu double glazed window, extractor fan, ladder style radiator and obscure PVCu double glazed window.



Bedroom 2 (front)

14'6" (max) x 9'4" (max)
PVCu double glazed window, radiator and fitted cupboard,

Bedroom 3 (front)

11'5" (max) x 10'11" (max)
PVCu double glazed window and radiator.

Bedroom 4 (rear)

13'3" (max) x 9'0" (max)
PVCu double glazed window and radiator.

Modern bathroom (front)

8'11" x 6'7"
Full suite in white, panel bath, wash hand in a basin in vanity unit with 2 base doors in high gloss white, low flush wc, fitted shower cubicle with mixer shower, ladder style radiator and down lights to the ceiling, obscure PVCu double glazed window and ceramic wall tiling.

Detached garage

20'7" x 10'5"
Up and over door, light and power points.



Outside

Front garden, with 2 car driveway.
Enclosed rear garden with lawn, patio, water tap, security light and side gated access.