



27 Sansome Drive

, Hinckley, LE10 0YJ

Offers In The Region Of £190,000



An immaculately presented, show standard, 2 bedroom, detached coach house set in a popular and sought after location in proximity to Ashby canal and within walking distance of Westfield junior school, a parade of shops, post office, the town centre, the crescent, doctors surgery, dentists, bus and train stations and parks. The property has the benefits of gas central heating (condensing combination boiler), PVCu double glazing, modern fitted kitchen, luxury bathroom with shower, spacious lounge/dining room with Juliet balcony, garage and block paved driveway/ car parking space.

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

VIEWING ESSENTIAL.

FREEHOLD.

NO CHAIN.



Canopy porch.

Entrance vestibule. 5'2" x 3'6". (1.58 x 1.09.)

Composite double glazed door, radiator and staircase leading to the first floor.

Reception hall. 18'8" (max) x 8'9" (max). (5.69 (max) x 2.69 (max).)

PVCu double glazed window, radiator, roof void access hatch, mains smoke alarm and linen cupboard with a wall mounted gas fired condensing combination boiler (Ideal Logic Combi ES35).

Modern fitted kitchen (rear). 8'11" x 5'3" (min) (2.73 x 1.61 (min))

PVCu double glazed window, stainless steel sink, range of attractive base and wall units (5 base and 6 wall) finished in matt white with contrasting work surfaces, split level gas hob, electric(fan assisted) oven, extractor hood, fitted washing machine /dryer, mains heat alarm and karndean floor.

Spacious lounge /dining room (front). 12'1" (max)(x 16'2" (max). (3.69 (max)(x 4.95 (max).)

PVCu double glazed french doors with Juliet balcony, radiators and Karndean floor.

Bedroom 1 (front). 14'0" x 12'1" (min). (4.27 x 3.70 (min).)

PVCu double glazed window, radiator and fitted mirrored double wardrobes.

Bedroom 2 (front). 8'11" x 8'6". (2.72 x 2.61.)

PVCu double glazed window and radiator.

Luxury bathroom (rear). 9'3" (max) x 5'1". (2.84 (max) x 1.57.)

Full suite in white, panel bath with a mixer shower, wash hand basin, low flush wc, radiator, obscure PVCu double glazed window, ceramic wall tiling and extractor fan.

Outside.

Block paved driveway / parking space.

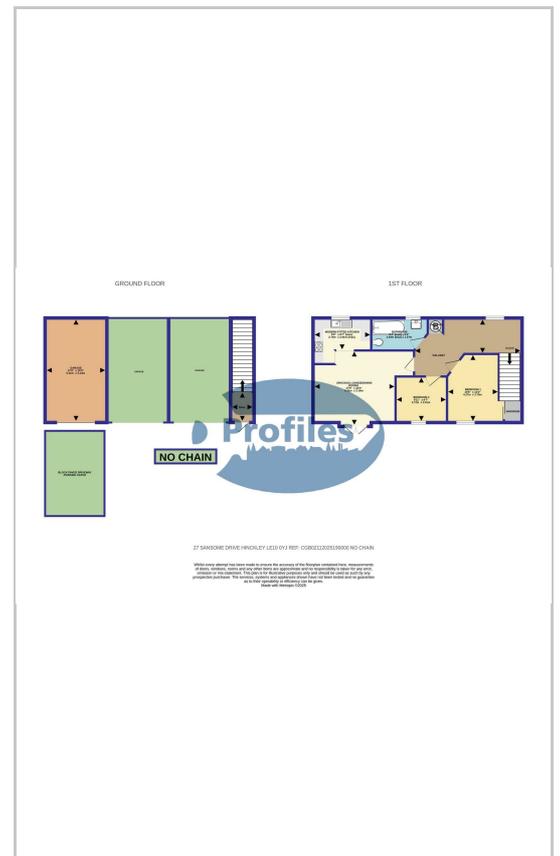
Garage. 17'8" x 10'3". (5.41 x 3.14.)

Up and over door, light and power point.

Area Map



Floor Plans



Energy Efficiency Graph

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			
		81	81
England & Wales		EU Directive 2002/91/EC	

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