



## 1 Jovian Drive

, Hinckley, LE10 0BF

Offers Over £260,000



A modern tastefully decorated, immaculately presented, deceptively spacious 3 bedroom, semi detached house constructed in 2017 by the renowned Jelson Homes in the 'Avocet' design. Additional benefits of gas central heating (condensing combination boiler), PVCu double glazed, 2 car driveway, modern fitted breakfast kitchen, guest cloakroom, luxury bathroom with shower, established rear garden.

Located in a popular and sought after location, close to all local amenities, including local schools, shops and regular transport services. The property is accessible for commuting to all major road links, such as the A5, M69, M1 and M6.

MUST BE VIEWED.



## Reception hall. 7'1" x 3'10". (2.18 x 1.19.)

Ceramic tiled floor, radiator, spindle balustrade, mains smoke alarm and obscure double glazed composite door.

## Guest cloakroom (front). 5'9" x 4'0". (1.76 x 1.24.)

Suite in white, wash hand basin, low flush wc, extractor fan and radiator.

## Attractive through lounge. 16'4" x 10'10". (5.00 x 3.31.)

PVCu double glazed window, twin PVCu double glazed french doors and radiators.

## Luxury fitted breakfast kitchen/Dining room (rear) 13'7" (max) x 12'0". (4.15 (max) x 3.66.)

Stainless steel sink, range of attractive base and wall units finished in satin white with contrasting work surfaces, split level gas hob, electric (fan assisted) oven, extractor hood, PVCu double glazed window, obscure PVCu double glazed door, understairs cupboard, mains heat alarm, and a wall mounted fan assisted gas fired condensing combination boiler (Potterton Promax 28 ErP).

## First floor landing. 9'4" max) x 9'4" (max). (2.87 max) x 2.85 (max.)

PVCu double glazed window, main smoke alarm and roof void access hatch.

## Bedroom 1 (front). 13'6" (max) x 9'9" (max). (4.13 (max) x 2.99 (max.)

PVCu double glazed window and radiator.

## Bedroom 2 (front). 10'9" (max) x 9'10" (max). (3.30 (max) x 3.02 (max.)

Fitted wardrobe, PVCu double glazed window and radiator.

## Bedroom 3 (rear). 8'0" x 7'7". (2.45 x 2.32.)

PVCu double glazed window and radiator.

## Modern bathroom (rear). 7'3" x 6'3". (2.21 x 1.93.)

Full suite in white, panel bath with chrome mixer shower, wash hand basin., low flush wc, extractor fan, ladder style radiator and shaver point.

## Outside

Front garden with tarmacadum driveway and double gates leading to secure parking.

Enclosed picturesque rear garden, with an established lawn, corner decking, pergola and paved patio.

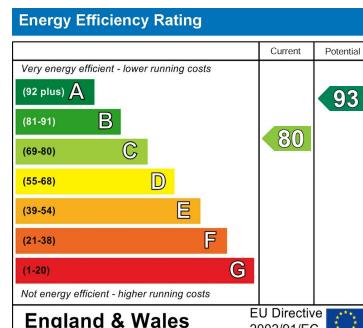
## Area Map



## Floor Plans



## Energy Efficiency Graph



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