



16 Florian Way

, Hinckley, LE10 0WG

Asking Price £245,000



A deceptively spacious, well appointed, three bedroomed, modern semi-detached house built by the reputable Jelson homes having the benefit of UPVC double glazing, gas fired central heating, intruder alarm system, garage space, enclosed rear garden.

Ideally located close to all local amenities and accessible for commuting to all major road links, such as the M69, M1, A5 and M42.



Enclosed porch 2'11" x 2'3" (0.89 x 0.70)

Obscure UPVC double glazed door.

Reception hall 5'8" x 2'10" (1.75 x 0.88)

Having easy tread staircase to first floor, smoke alarm.

Attractive lounge (front) 16'0"ax 13'11" min x 11'5" max 8'0" min (4.88max 4.26 min x 3.48 max 2.45 min)

Live open gas fire in Adam style surround with raised hearth, walk in UPVC double glazed bay window, central heating and radiator.

Guest cloakroom 5'1" x 2'11" (1.57 x 0.90)

Wash hand basin with tiled splash back, low flush w.c, radiator and extractor fan.

Attractive dining room (rear) 9'10" x 7'8" (3.02 x 2.36)

Double glazed sliding patio door, under stairs cupboard and radiator,.

Modern kitchen (rear) 9'9" x 6'5" (2.96 x 1.95)

UPVC double glazed window, range of base and wall units comprising of four base units and three wall units, moulded sink unit, bevel edged work surfaces, gas hob and electric fan assisted oven, extractor hood, ceramic tiled floor, obscure UPVC double glazed door, wall mounted Worcester Green star 30i ErP gas fired central heating boiler.

First floor landing 8'1" x 6'2" (2.47 x 1.89)

Having roof void access via retractable aluminium ladder and radiator.

Modern shower front) 8'7" x 6'5" (2.64 x 1.98)

Suite comprising of walk in double shower (chrome mixer) with glazed side screen with electric shower, wash hand basin, low flush w.c, ceramic wall tiling, obscure UPVC double glazed window, shaver point, fitted linen cupboard and radiator.

Bedroom 1 (front) 14'3" x 8'2" (4.35 x 2.50)

Leaded UPVC double glazed window and radiator.

Bedroom 2 (rear) 9'11" max 8'3" min x 7'3" (3.04 max 2.53 min x 2.21)

Radiator and UPVC double glazed window.

Bedroom 3 (rear) 2.18 x 2.05

UPVC double glazed picture window and radiator.

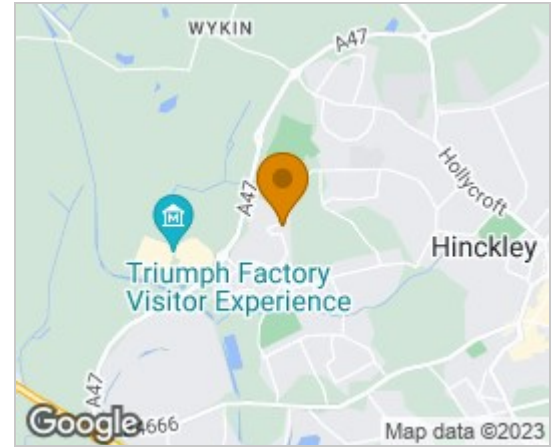
Outside

Having enclosed rear garden with lawn and gated side access.

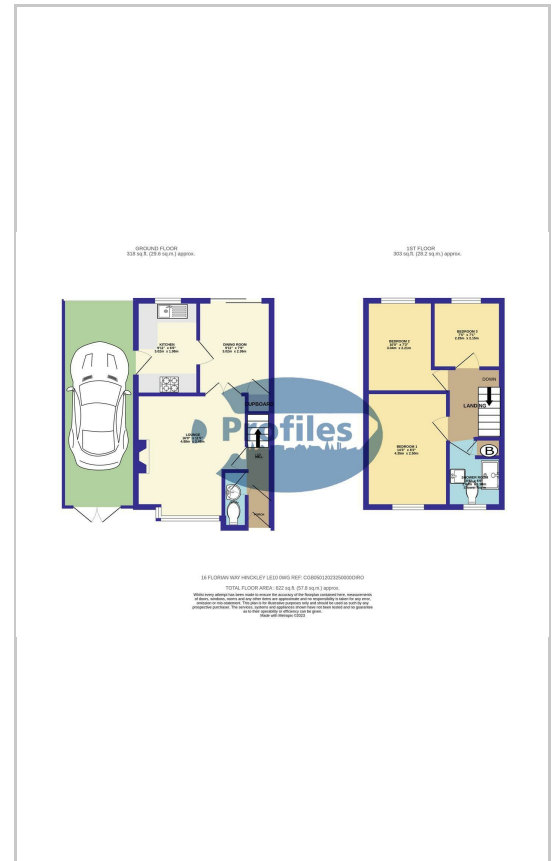
Garage space subject to planning permission, driveway with twin wrought iron gates.

Front garden with lawn.

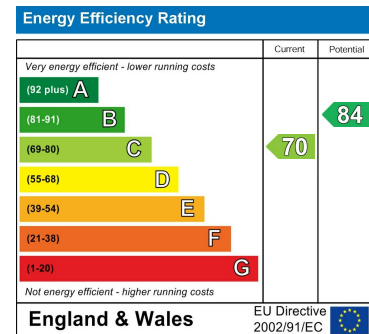
Area Map



Floor Plans



Energy Efficiency Graph



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