



Sales & Lettings
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6 Brosdale Drive, Leicestershire, LE10 0SW

£795 PCM

Ready to move straight in, this three bedroom semi detached property is located on the outskirts of Hinckley and enjoys open views to the front. Located on a quiet road this home would make a perfect home.

- Available July 2022
- Three Bedrooms
- Well Presented Throughout
- Open Views To Front
- Driveway
- Energy Rating - D

5 Market Place, Market Bosworth, Nuneaton, Warwickshire CV13 0LF

Lettings: **01455 240932** Sales: **01455 890898**

41 High Street, Kibworth Beauchamp, Leicester LE8 0HS

Lettings: **0116 3667012** Sales: **0116 2796543**



General

Located on a quiet road, overlooking an open green this three bedroom semi-detached property is ready to move straight into. The property benefits from gas central heating and double glazing throughout along with off road parking and easily maintained rear gardens. Upon entrance there is a vestibule leading to the hallway, lounge with bow window with great views to the front elevation, dining room with under stairs storage cupboard and patio doors to the garden, kitchen with plenty of cupboard space and appliances. Upstairs there is a large master bedroom with dual windows and built in wardrobe, two further smaller single bedrooms and a family bathroom with shower over bath. The rear garden is a good size with lawn and patio area, also large metal shed for storage. Sorry no pets.



Location

Hinckley is served by the A5 and the M69. The M69 links Hinckley to the nearest cities, Coventry, and Leicester, and the M1 and M6 motorways. Hinckley railway station is on the Nuneaton Leicester section of the Birmingham to Peterborough Line and has regular services between Birmingham and Leicester via Narborough and Nuneaton. Journeys to London can be made through Nuneaton or via Leicester to London St Pancras. The nearest airports are Coventry, East Midlands and Birmingham International. The town is equidistant (19 km/12 miles) from Coventry and Leicester and 8 km (5.0 mi) to the east of Nuneaton. Hinckley town centre enjoys a host of shops, restaurants and bars, and there is a popular market.

Entrance Vestibule and Hallway

With fitted entrance mat, useful coat hooks and shoe rack, ceiling mounted smoke alarm, power point and consumer unit.

Front Lounge

11'04 x 12'11 (3.45m x 3.94m)

With bow window overlooking the front of the property with views over to the green, TV and phone line points, neutral decor and fitted grey carpet.



Dining Room

10'06 x 7'09 (3.20m x 2.36m)

With patio doors over looking the garden, access to under stairs storage cupboard, wall mounted recently installed central heating thermostat.



Fitted Kitchen

10'08 x 6'05 (3.25m x 1.96m)

With range of base and wall units, newly installed Ideal Logic Max Combi boiler, inset stainless steel sink, integrated oven and microwave, four ring gas hob and extractor above, slimline dishwasher, washer dryer and under counter fridge with small freezer compartment, back door access to the rear garden.



Staircase To Landing

A carpeted staircase with handrail leads up to the first floor which has ceiling mounted smoke alarm and loft access hatch. Also large storage cupboard.

Bedroom One

12'05 max 11'06 min x 8'08 (3.78m max 3.51m min x 2.64m)

With dual windows to the front elevation, built in wardrobe, radiator, neutral decor and carpets.



Bedroom Two

8'07 x 7'06 (2.62m x 2.29m)

With window to the rear elevation, neutral decor and carpet, radiator.



Bedroom Three

7'06 x 5'10 (2.29m x 1.78m)

With window to the rear elevation, neutral decor and carpet, radiator.



Bathroom

5'07 x 7'03 (1.70m x 2.21m)

With obscure glazed window to the side elevation, white suite comprising bath with dual head thermo shower over and glazed screen, pedestal wash basin and low flush w.c., fully tiled walls and laminate flooring.



Outside

To the front of the property is an easily maintained garden and a paved driveway leads to the side of the house and offers ample off road parking space.

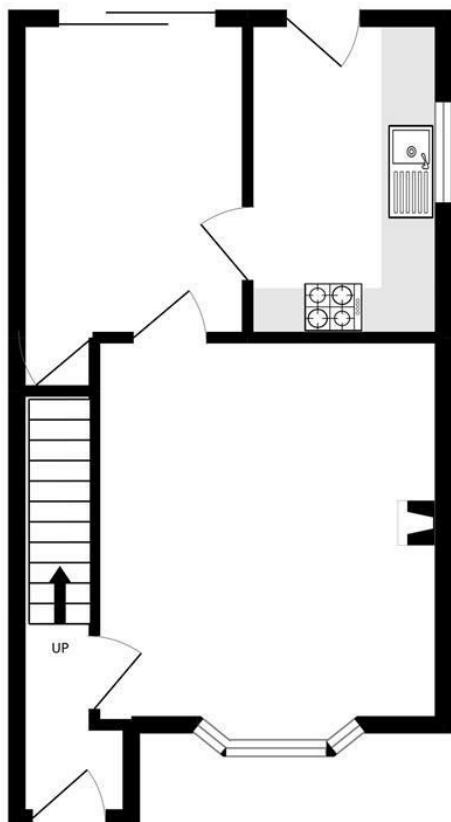


Rear Garden

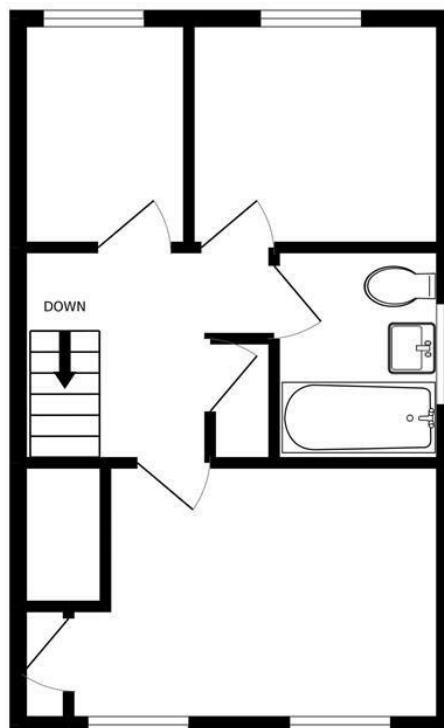
With paved patio area, pathway, lawn and borders, boundary fencing and metal shed ideal for storage.



GROUND FLOOR
359 sq.ft. (33.3 sq.m.) approx.




1ST FLOOR
345 sq.ft. (32.0 sq.m.) approx.



TOTAL FLOOR AREA : 705sq.ft. (65.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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 		

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