



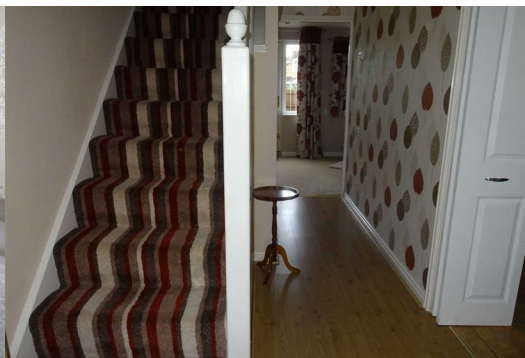
## 17 Teal Drive

, Hinckley, LE10 0GP

£725 Per Calendar Month



A well appointed 2 bedroomed mid town house, ideally located situated in a popular and desirable cul-de-sac location with canal frontage. Additional benefits of gas central heating, PVCu double glazed windows and two allocated car parking spaces (No17 x2), Local amenities are available and the property is accessible for commuting to all major road networks.



### Reception hall 13'9" x 6'5" (4.20 x 1.96)

Laminate floor, easy tread case to first floor with spindle balustrade, smoke alarm and radiator.

### Guest cloakroom 5'0" x 3'1" (1.52 x 0.95)

Corner wash hand basin with tiled splash back, low flush wc, ceramic tiled floor and extractor fan.

### Modern kitchen (front) 10'4" x 6'2" (3.15 x 1.89)

Stainless steel sink unit, range of base and wall units (3 base and 3 wall units), associated work surfaces, split level gas hob, electric fan assisted hob, extractor hood, ceramic tiled floor, ceramic wall tiling, PVCu double glazed window and wall mounted Condensing boiler (Worcester Greenstar).

### Attractive lounge (rear) 12'10"(max) x 11'11"(max) (3.92(max) x 3.64(max))

PVCu double glazed window, PVCu double glazed door, radiator and electric fire with raised hearth.

### First floor landing 8'11"(max) x 6'7"(max) (2.72(max) 2.01(max))

Roof void leading partial boarded roof void, airing cupboard, smoke detector and radiator.

### Bedroom 1 (front) 12'11"(max) x 9'5"(max) (3.93(max) x 2.87(max))

Twin PVCu twin double glazed french doors with juliet balcony, PVCu double glazed window, radiator, fitted double wardrobe with mirrored doors and built in cupboard.

### Bedroom 2 (rear) 12'11" x 6'5" (3.93 x 1.95)

Twin PVCu double glazed french doors with juliet balcony, PVCu double glazed window and radiator.

### Modern bathroom (side) 6'3" x 6'2" (1.91 x 1.88)

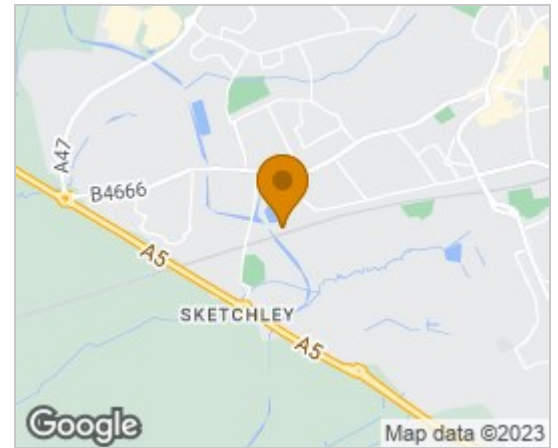
Full suite in white, panel bath with electric shower, wash hand basin, low flush wc, chrome ladder styled radiator, ceramic wall tiling, ceramic tiled floor and extractor hood.

### Outside

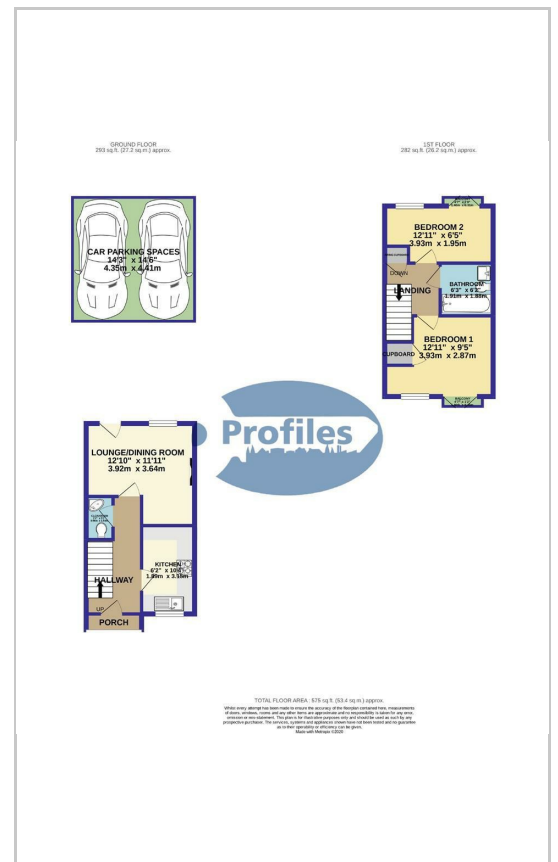
Two allocated car parking spaces.

Enclosed rear garden, decking, lawn, and gated rear access.

### Area Map



### Floor Plans



### Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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