



## 10 CHARNWOOD CLOSE, HINCKLEY, LE10 1PU

**OFFERS OVER £300,000**

NO CHAIN. Extended well presented modern semi detached property on a good sized plot. Sought after and highly convenient cul de sac location within easy walking distance of Hinckley town centre. The property benefits from refitted kitchen, laminate wood strip flooring, gas central heating and UPVC SUDG. Spacious property offers entrance hallway, kitchen, lounge, extended dining room and shower room. Three good sized bedrooms and family bathroom. Driveway to garage. Good sized established rear garden. Carpets, light fittings, blinds and curtains included. Viewing highly recommended.



## TENURE

FREEHOLD

Council tax band D

## ACCOMMODATION

UPVC SUDG front door to

## ENTRANCE HALLWAY

With Lino flooring, double panelled radiator, stairway to first floor, cupboard. Sliding wooden door to

## SHOWER ROOM

9'1" x 3'1" (2.77 x 0.95)

With low level WC, vanity sink unit, enclosed shower cubical with tiled surrounds, electric shower and glazed shower door.

## KITCHEN TO FRONT

9'6" x 12'5" (2.90 x 3.80)

With a range of floor standing cupboard units in cream with roll edge working surfaces above. Inset stainless steel sink with mixer tap above and cupboard above. Beco washing machine, four ring gas hob unit with extractor hood above, tiled flooring. A further range of wall mounted cupboard units and drawers, double panelled radiator, appliance recess points, fridge freezer included, electric oven with grill.

## LOUNGE

20'6" x 10'4" (6.26 x 3.16)

With coving to ceiling, feature fireplace with open fire, tiled hearth and backing. Two double panelled radiators, smoke alarm, archway to

## EXTENDED 'L' SHAPED LIVING DINING ROOM

20'9" x 16'6" max (6.33 x 5.04 max)

With double panelled radiator, coving to ceiling, half laminate wood strip flooring, half carpet, sliding aluminium glazed doors to rear garden.

## FIRST FLOOR LANDING

With loft access which is insulated. White panelled interior door to

## BEDROOM ONE TO FRONT

11'9" x 9'6" (3.60 x 2.91)

With double panelled radiator.

## BEDROOM TWO TO REAR

9'0" x 11'0" (2.75 x 3.36)

With double panelled radiator and built in wardrobes with mirror fronted sliding doors, rails and shelving.

## BEDROOM THREE TO REAR

8'11" x 8'0" (2.72 x 2.46)

With double panelled radiator, coving to ceiling, sliding panelled door the cupboard housing the gas combination boiler for central heating and domestic hot water.

## BATHROOM TO SIDE

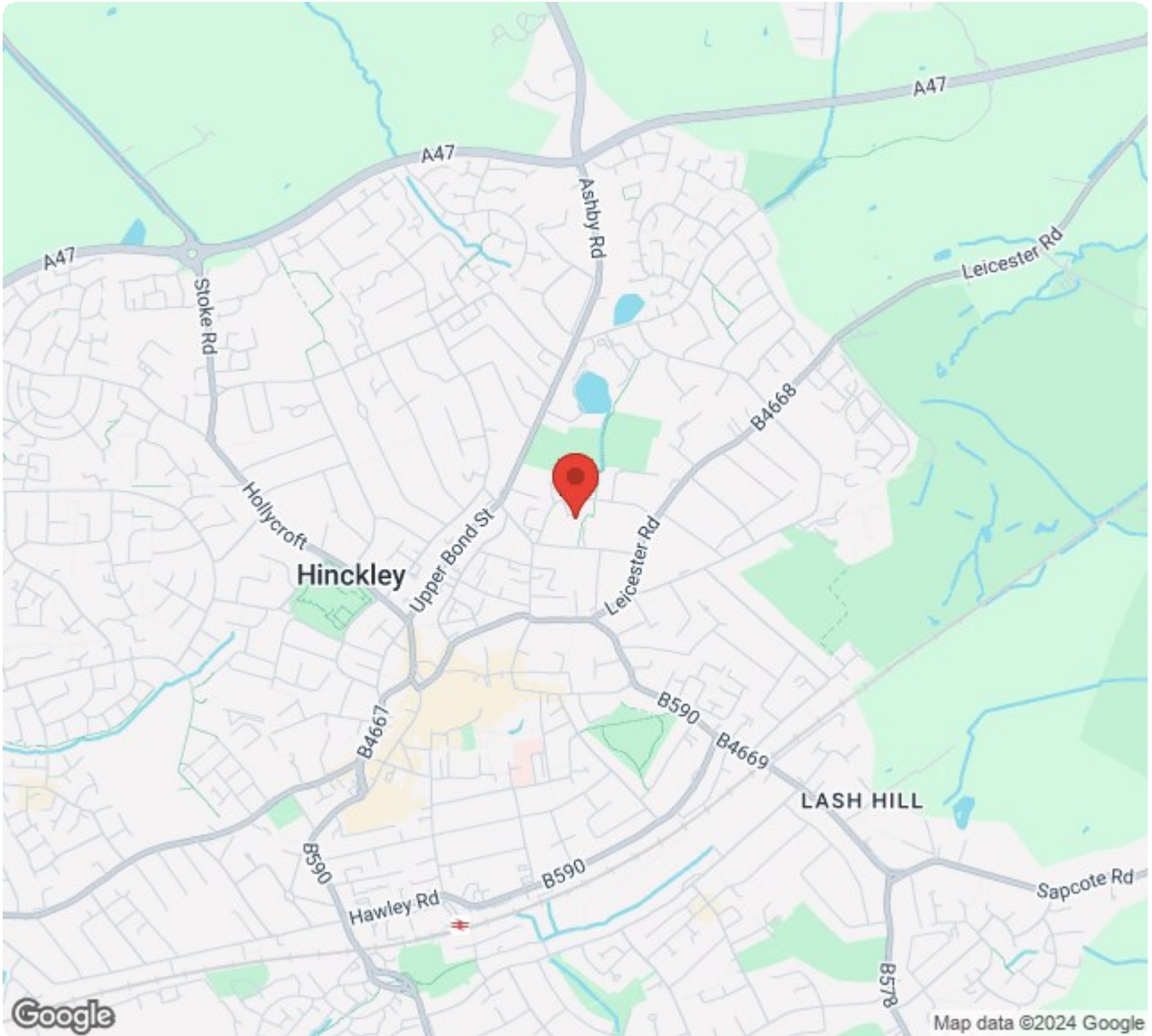
6'7" x 6'3" (2.01 x 1.92)

With white suite consisting panelled bath, electric shower above and tiled surrounds. Low level WC, vanity sink unit Lino flooring, wall mounted mirror fronted bathroom cabinet. Door to the airing cupboard.

## OUTSIDE

The property is nicely situated set well back from the road at the head of a cul de sac. There is a tarmac driveway to front with slabbed pathway to side and wrought iron gate offering access to the rear garden. There is a good sized fenced and enclosed rear garden. Adjacent to the rear of the property is a stoned and slabbed patio with outside tap. The garden is principally laid to lawn with well established beds. Two timber shed and pergola included. To the top of the garden is a wooden bench with further slabbed patio area. Further raised well stocked beds to side with a raised timber decking area and outside lighting.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			75
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		63	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(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 environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



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