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# 1 TWEEDSIDE CLOSE, HINCKLEY, LE10 1TQ

£200,000

NO CHAIN Improved and refurbished modern semi detached house on a large sunny plot. Sought after and convenient location within walking distance of the town and local schools. Immaculately presented including panelled interior doors, wooden flooring, feature fireplace, fitted kitchen and bathroom, GCH UPVC windows, soffits and facias. Offering lounge, kitchen, conservatory, 2 bedrooms and bathroom with shower, good sized front and enclosed side and rear garden with decking, wide driveway to front.







#### **TENURE**

**FREEHOLD** 

COUNCIL TAX BAND - B

#### **ACCOMMODATION**

Composite door to:

#### **FRONT LOUNGE**

12'1" x 14'9" (3.69 x 4.50)

Timber flooring, feature fireplace with granite hearth, double panel radiator and vertical fashionable white radiator. Spindle balustrade staircase to first floor. Panelled door to:



#### **KITCHEN**

12'0" x 9'6" (3.68 x 2.91)

Range of beechwood effect floor standing kitchen units with chrome handles with stone effect roll edge work top above and tiled splashbacks. Built in Belling cooker, four ring gas hob and extractor hood over. Stainless steel single drainer sink with mixer tap above. Further range of wall mounted cupboard units. Tiled flooring and fashionable vertical radiator. Worcester Bosch gas boiler for central heating. Sliding UPVC SUDG doors leading to:



## **UPVC SUDG CONSERVATORY**

8'3" x 10'7" (2.52 x 3.25)

Wood effect laminate wood strip flooring. UPVC SUDG door to rear garden

#### FIRST FLOOR LANDING

Loft access and spotlights. Panelled doors to:

#### FRONT BEDROOM ONE

12'1" x 10'0" (3.69 x 3.05)

Double panel radiator. Door to over stairs cupboard with shelving .



# **REAR BEDROOM TWO**

6'7" x 8'9" (2.02 x 2.69)

Single panel radiator. Door to over stairs cupboard with shelving and door to airing cupboard housing immersion tank for domestic hot water.



## **BATHROOM TO REAR**

5'4" x 6'7" (1.63 x 2.02)

Vanity sink and toilet unit in beech with roll edge stone effect roll top and panelled bath with chrome mixer tap and Triton electric shower above. Tiled splashbacks, chrome towel heater and extractor fan.

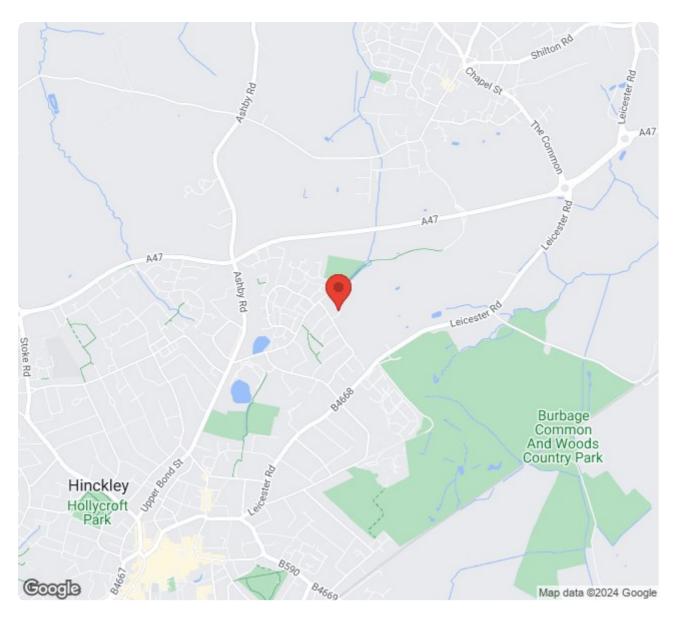


## **OUTSIDE**

Front garden is predominantly laid with decorative stone with mature shrubs and slabbed path leading to front door. Pedestrian gate to side offering access to rear garden enclosed with fencing. Timber decking adjacent to the rear of the property, with the remainder of the rear garden principally laid to lawn with mature shrubs. Decorative stone area to the top of the garden. Timber shed. Further parking to the side of the property.







## **Ground Floor**



