



## 30 MIDDLEFIELD PLACE, HINCKLEY, LE10 0RL

**ASKING PRICE £270,000**

Impressive 2018 built three bedroom semi detached home. Sought after and convenient location within walking distance of Hinckley town centre, The Crescent, train and bus station, Doctors, Dentists, leisure centre and with good access to the A5 and the M69 motorway. Immaculately presented, NHBC guaranteed, energy efficient, with a range of good quality fixtures and fittings including solid oak interior doors, wired in smoke alarms, gas central heating, UPVC SUDG and UPVC soffits and fascias. Offers entrance hall, separate WC, lounge and fitted dining kitchen. 3 bedrooms (main with en suite shower room) and family bathroom. Tandem driveway to front and side leading to garage. Good sized enclosed rear garden. Viewing highly recommended. Carpets & blinds included.





**TENURE**  
FREEHOLD

COUNCIL TAX BAND - C

### **ACCOMMODATION**

Canopy pitch and tiled porch with composite panel and glazed front door to:

### **ENTRANCE HALLWAY**

Tiled flooring, intruder alarm keypad, wall mounted circuit board and wired in smoke alarm. Understairs storage cupboard. Solid panel oak door to:

### **SEPARATE WC**

Low level WC and wall mounted vanity sink unit. Tiled flooring, single panel radiator, extractor fan.

### **LOUNGE**

14'10" x 11'0" (4.54 x 3.36)

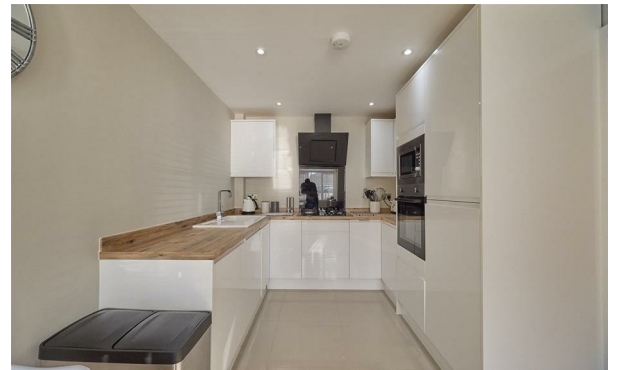
Feature chimney breast/media wall with Endeavor electric fire and recess for wall mounted flat screen TV. Hive thermostat, two sets of UPVC SUDG French doors to rear garden, single panel radiator and panelled door to:



### **KITCHEN/DINING AREA**

8'5" x 19'9" into bay (2.58 x 6.02 into bay)

Range of floor standing fashionable white gloss kitchen units with wood effect working surfaces above and tiled splashbacks. Inset ceramic drainer sink with chrome mixer tap. Four ring gas hob with extractor above. Further range of matching wall units. Built in Lamona electric oven, microwave and fridge freezer. Inset ceiling spotlights, radiator, heat detector and UPVC SUDG bay window to front. Spindle balustrade staircase to:



### **FIRST FLOOR LANDING**

Single panel radiator, wired in smoke alarm and loft access, the loft is part boarded and houses the gas boiler for central heating and domestic hot water. Panelled door to useful storage cupboard with hanging rails.



### FRONT BEDROOM ONE

8'7" x 11'8" (2.63 x 3.58)

Built in mirror fronted wardrobes with drawers, shelves and hanging rails. Single panel radiator and door to:



### EN SUITE SHOWER ROOM

5'10" x 9'4" (1.78 x 2.87)

Tiled flooring. Built in double vanity unit with inset sink and chrome mixer tap, low level WC and shower enclosure with tiled surrounds, glazed door, wall mounted bar shower with hand attachment. Inset spotlights and vertical chrome towel heater.



### BEDROOM TWO TO REAR

8'7" x 9'9" (2.64 x 2.99)

Single panel radiator.



### BEDROOM THREE TO REAR

5'10" x 11'4" (1.78 x 3.46)

Single panel radiator.



### FAMILY BATHROOM

5'7" x 6'6" (1.71 x 1.99)

Tiled flooring. Three piece suite consisting low level WC, vanity wash hand basin with white gloss drawers beneath and chrome mixer tap, panelled bath with chrome mixer tap and wall mounted bar shower with hand attachment above. Extractor fan, wall mounted chrome towel heater and inset ceiling spotlights.



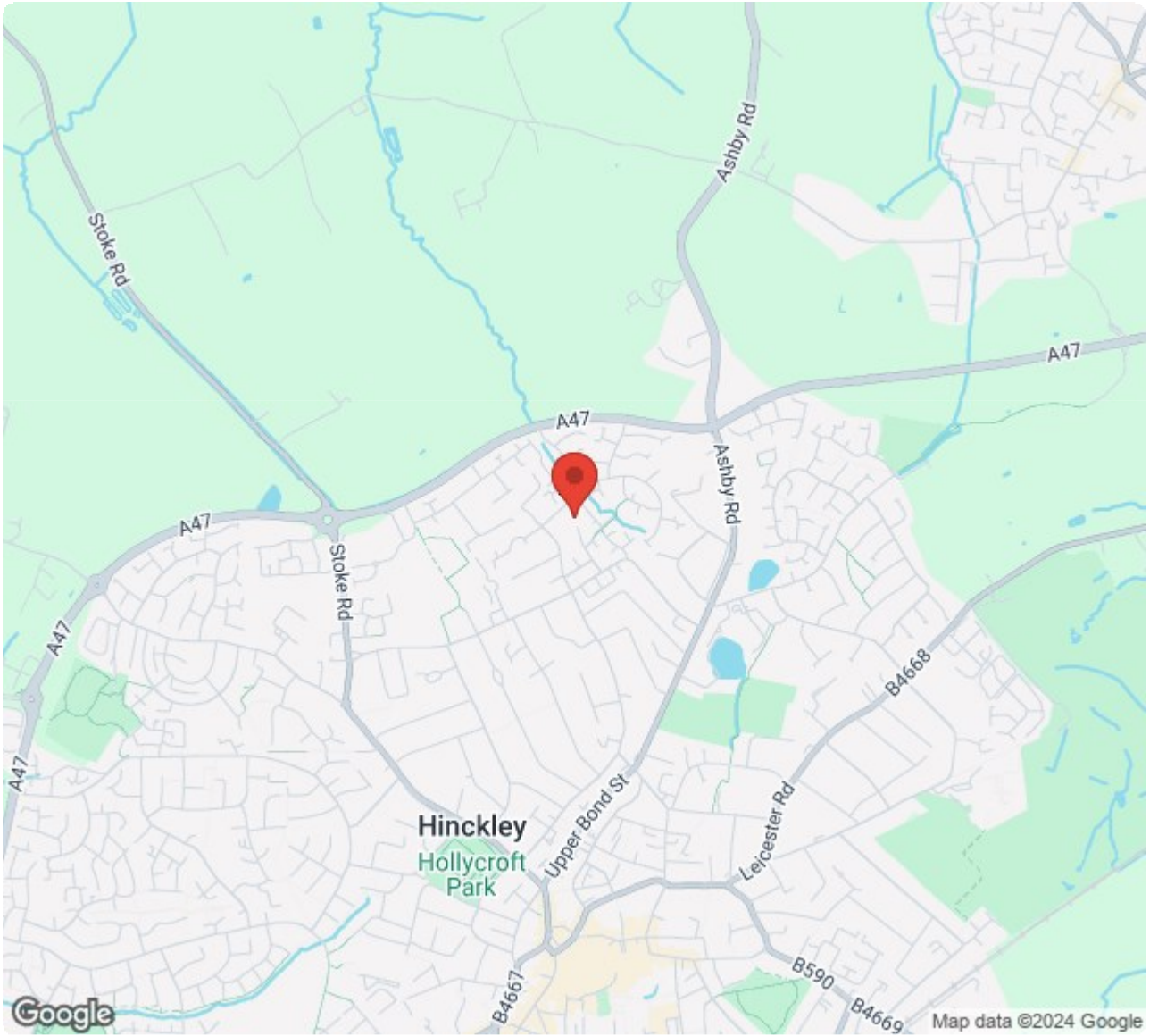
### OUTSIDE

the property is nicely situated in a cul de sac location set back from the road with a block paved tandem driveway to front leading to single garage with up and over door having lighting and electric. The front garden is predominantly laid to lawn.

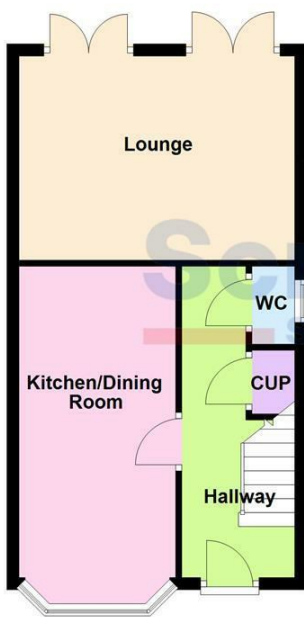
Pedestrian gate to rear garden with a concrete slab patio adjacent to the rear of the property beyond which is an area of artificial turf. Further raised deck patio and slab patio with pergola above. The garden is enclosed with fencing.



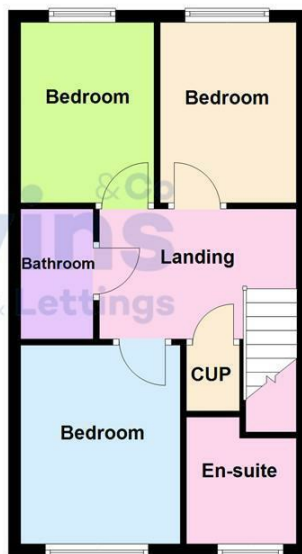




Ground Floor



First Floor



| Energy Efficiency Rating  |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs                     |  |                         |           |
| (92 plus) <b>A</b>  |  |                         | <b>95</b> |
| (81-91) <b>B</b>  |  | <b>83</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                     |  |                         |           |
| <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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