



8 Hamble Close,
Desford,
Leics, LE9 9HH



£370,000

GENERAL

A delightful family house on an exceptional plot, with good sized garden. 8 Hamble Close is a lovely family home, with accommodation briefly comprising a wonderful open plan living room with sitting and dining areas, a good sized breakfast kitchen, four bedrooms and bathroom. Outside there is a double garage, driveway and a garden that wraps round two sides of the house.

LOCATION

Desford is a thriving village with a wide range of facilities including Bosworth Academy, rated as outstanding by Ofsted, a primary school, Nursery, doctors surgery, dentist and various sports clubs. Desford is on a regular bus route to Leicester and there is excellent access to the motorway network via the M1 and M69. The historic town of Market Bosworth home to the Dixie Grammar School lies to the West.

THE HOUSE

The accommodation is arranged over two floors as follows. Front door opening into the entrance hall.



ENTRANCE HALL

An impressive introduction to the house. Door to living room and door to the cloakroom.

CLOAKROOM

With WC, storage cupboard, sink (cold water only), central heating radiator.

LIVING ROOM

23' x 19' max

The living room is a wonderful open plan living space and is divided into sitting and dining areas by a central chimney breast. In the sitting area, there is a coal effect gas fire, French door opening into the garden and steps lead down to the dining area where there is a central heating radiator and door to the breakfast kitchen. Stairs rise to the first floor from the dining area.

BREAKFAST KITCHEN

19' x 8'4"

The kitchen, which overlooks the garden, is fitted with a comprehensive range of base and wall cabinets with integrated appliances including a "De Dietrich" five gas burner hob with extractor over, a "Siemens" self cleaning double oven incorporating a microwave and grill. There is a dishwasher, a full height fridge and separate freezer. There is also a breakfast bar, inset one and a half bowl porcelain sink, plate and wine racking. Central heating radiator.

ON THE FIRST FLOOR

Stairs rise from the dining area to the first floor landing.

FIRST FLOOR LANDING

Opening off the landing are the bedrooms.

BEDROOM ONE

12'4" x 12'

There is a generous range of fitted furniture including wardrobes, a run of cupboards over the bed and a knee hole dressing table. Central heating radiator.

BEDROOM TWO

10'1" x 9'

Overlooking the garden. A double bedroom with central heating radiator and airing cupboard.

BEDROOM THREE

12'3" x 7'9"

With fitted wardrobe. Central heating radiator.

BEDROOM FOUR

9'7" x 6'5"

With cupboard over stairs. Central heating radiator.

BATHROOM

White suite comprising a panelled bath, low flush lavatory, and pedestal wash hand basin. There is a separate shower enclosure and a ladder style towel rail.

OUTSIDE

A drive leads to the DOUBLE GARAGE with up and over door.

THE GARDENS

The gardens are a really good size and wrap around two sides of the house. There is a patio adjoining the house. There are mature evergreens running along the boundaries making the garden relatively private. A shed is included in the sale.

COUNCIL TAX BAND

Hinckley & Bosworth Council Tax Band D.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	51	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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