



8 Newquay Close,  
Hinckley,  
LE10 1XN.





£224,000

### GENERAL

A lovely three bedroom semi-detached property located on Newquay Close, on the outskirts of Hinckley. The property would make an ideal first time buy or great investment property. The accommodation briefly includes on the ground floor, entrance hall, sitting room, dining area and kitchen. On the first floor there are three bedrooms and a shower room. Outside there is a driveway to the front and good size low maintenance rear garden.

### LOCATION

Hinckley is a town that has been thriving since Saxon times and was already a major town by the time its recorded in the doomsday book. Over its long history this area has experienced two notable boom periods the first began in Victorian England with the rise of the hosiery industry with Hinckley being the centre of excellence for the whole country. We are living in the second golden age with the new multi million pound Crescent development, Leisure Centre and much more besides ensuring Hinckley is the place to be for the next century at least. This property lies close to the centre of Hinckley benefitting from a host of local amenities including local theatre (The Concordia) leading supermarkets, hair and beauty parlours, restaurants and served by a number of sought after schools (according to the latest league tables) train and bus stations are all within walking distance.



## THE HOUSE

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

## ENTRANCE HALL

UPVC front door opens into the entrance hall and central heating radiator.

## SITTING ROOM

12'08 x 12'04

With window to the front, feature fireplace housing a gas fire, carpeted flooring and central heating radiator. Opening leading into the dining area.

## DINING AREA

9'08 x 7'09

With patio doors overlooking the garden, door into the kitchen and central heating radiator.

## KITCHEN

9'08 x 7'05

The kitchen is fitted with a range of matt cream base and wall units, work surfaces over, inset stainless steel 1 bowl sink and drainer unit, inbuilt double electric oven, microwave and four ring gas hob with extractor over, there is tiling to splashback areas and window overlooking the garden. Back door to the side of the house.

## STAIRS TO THE FIRST FLOOR

Stairs rise from the entrance hall to the first floor landing.

## FIRST FLOOR LANDING

Opening off the landing are the three bedrooms and shower room. There is a airing cupboard, attic hatch and window to the side.

## BEDROOM ONE

11'01 x 9'06

With window to the front, central heating radiator and fitted wardrobes with sliding mirror doors.

## BEDROOM TWO

9'06 x 8'07

With window to the rear, central heating radiator and fitted wardrobes with sliding doors.

## BEDROOM THREE

8'03 x 5'10

With window to the front and central heating radiator

## SHOWER ROOM

White suite comprising, corner shower cubicle, low flush lavatory and wash hand basin mounted in a vanity unit including cupboard space, chrome heated towel rail and window to the rear.

## OUTSIDE

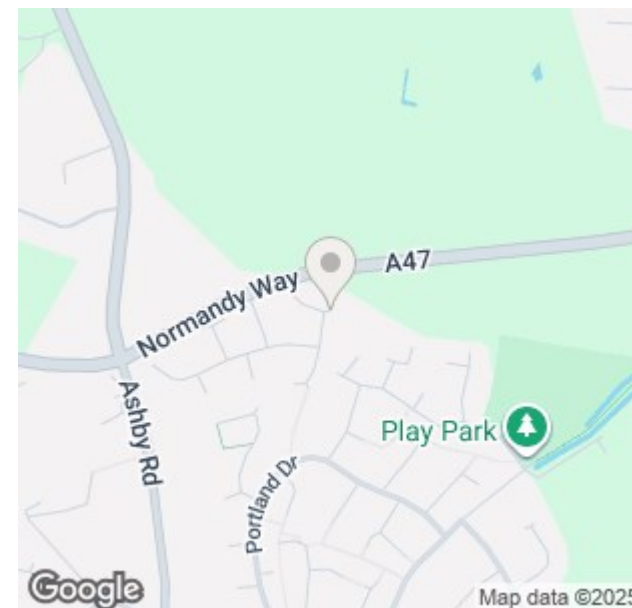
To the front of the property there is a low maintenance front garden with tandem driveway to the side of the house, gated side access to the rear.


## GARDEN

The garden is a low maintenance space with patio adjoining the rear of the house and the rest is laid to gravel. There is a garden shed which is included in the sale.

## COUNCIL TAX

Hinckley & Bosworth - Band B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>	<b>69</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 	







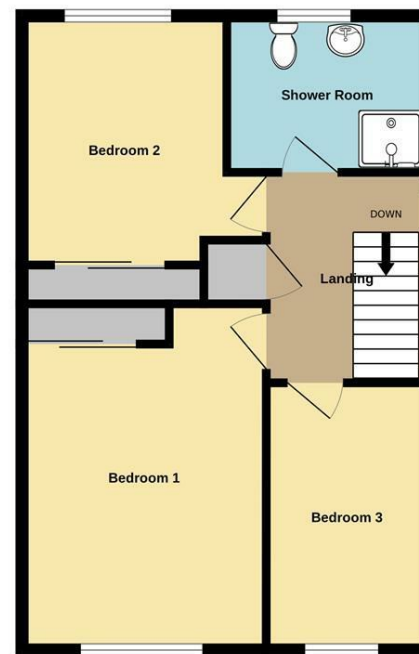




Ground Floor



1st Floor



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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