



9 Marcian Close

, HINCKLEY, LE10 0FB

£895 Per Calendar Month



A well appointed two bedroomed modern semi-detached bungalow ideally located at the end of a quiet in cul-de-sac, The property has been maintained to an excellent standard throughout.

Additional benefits of PVCu double glazing, gas fired central heating, secure parking/ driveway, gardens front and rear, 2 bedrooms, spacious lounge/dining room, bathroom with shower, fitted modern fitted kitchen,

Local amenities are within reasonable distance. The property is well placed for commuting to all major road links, including the A5. M69, M1 and M6.



Reception hall.

Leaded obscure glazed composite side door

Bathroom (side). 7'10" x 6'0". (2.41 x 1.84.)

Full suite, panel bath with a mixer shower, wash hand basin, low flush wc, radiator, obscure PVCu double glazed window, airing cupboard, ceramic wall tiling and shaver point.

Bedroom 1 (front). 13'6" (into bay) x 9'6". (4.13 (into bay) x 2.90.)

Walkin PVCu double glazed bay window and radiator

Bedroom 2 (front) 9'9" x 8'2". (2.99 x 2.49.)

PVCu double glazed window and radiator.

Spacious lounge/dining room (rear). 16'10" x 9'10". (5.14 x 3.01.)

Feature room sealed gas fire in an attractive surround with a raised hearth, PVCu double glazed patio doors, radiator and carbon monoxide detector.

Kitchen (rear). 8'0" x 8'3". (2.45 x 2.52.)

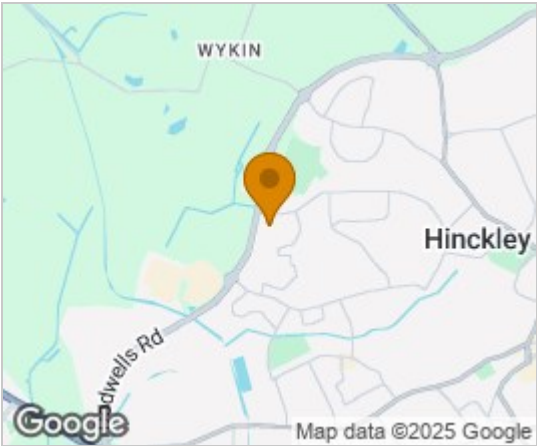
Composite sink, range of base and wall units (3 base and 5 wall), associated work surfacers. split level gas hob, electric (fan assisted) oven, extractor hood, ceramic wall tiling, ceramic wall tiling, composite double glazed side door, ceramic tiled floor, carbon monoxide detector and a wall mounted gad fired Glow Worm Micron 30 gas fired boiler.

Outside.

Front garden with driveway and lawn.

Enclosed rear garden with lawn and twin wrought iron gated leading to secure parking (block paved driveway).

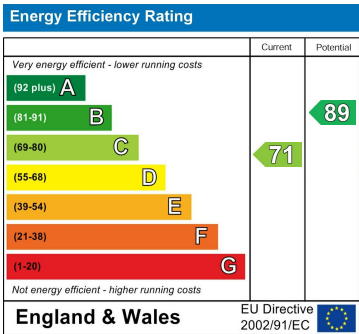
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.