



## 27 Clifton Way

, Hinckley, LE10 0UZ

£950 Per Month



A well appointed two bedroomed semi detached house in popular location, PVCu double glazed, gas central heating, fitted breakfast kitchen, bathroom with shower, double tandem garage, gardens, front and rear. **MUST BE VIEWED.** Within walking distance of all local amenities and accessible for commuting to all major road networks.



Reception hall 5'1" x 3'2" (1.55 x 0.97)

Obscure PVCu double glazed door, obscure PVCu double glazed side window and laminate floor.

Spacious lounge (front) 13'9" x 12'11" (4.20 x 3.94)

Easy tread open plan staircase to first floor, feature fireplace, single radiator, PVCu double glazed window and laminate floor.

Modern fitted breakfast kitchen (rear) 13'9" x 9'1" (4.20 x 2.76)

Stainless steel sink unit, range of base and wall units (9 base units and 7 wall units), associated work surfaces, split level gas hob, electric fan assisted oven, extractor hood, fitted dishwasher, fitted washing machine, free standing fridge, radiator, ceramic wall tiling, PVCu obscured double glazed door and PVCu double glazed window.

Landing 11'11" (max) x 5'10" (max) (3.63 (max) x 1.79 (max))

Linen cupboard off with wall mounted gas fired condensing boiler and roof void access.

Bedroom 1 (front) 13'9" (max) x 10'10" (max) (4.20 (max) x 3.29 (max))

PVCu double glazed picture window and central heating radiator.

Bedroom 2 (rear) 8'4" (max) x 7'9" (max) (2.54 (max) x 2.36 (max))

PVCu double glazed window and central heating radiator.

Modern bathroom (rear) 6'4" x 5'10" (1.92 x 1.79)

Full suite in white, panel bath with mixer shower, pedestal wash hand basin, low flush wc, obscure PVCu double glazed window, ceramic wall tiling and radiator.

Outside

Enclosed rear garden with established lawn.

Pleasant front garden with lawn and three car driveway.

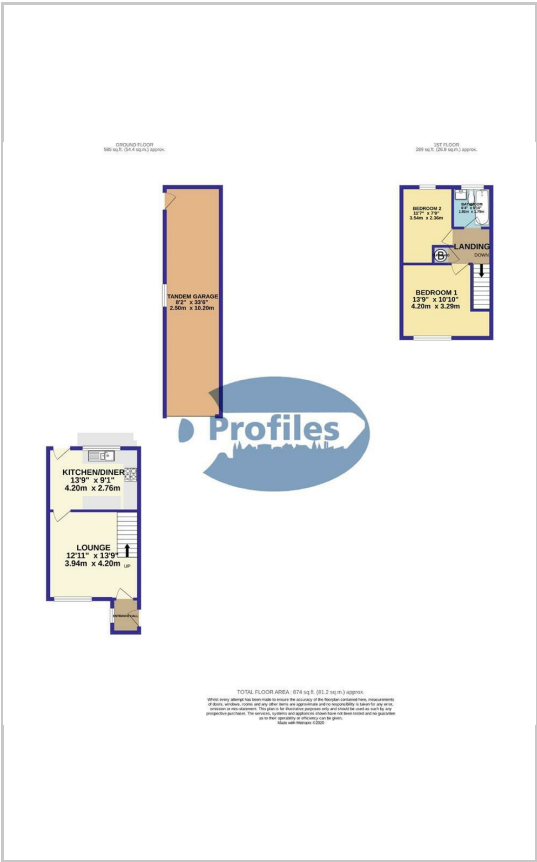
Double tandem garage 33'6" x 8'2" (10.2 x 2.50)

Up and over door, light, power, side door and window. Rear of garage converted into study/family room

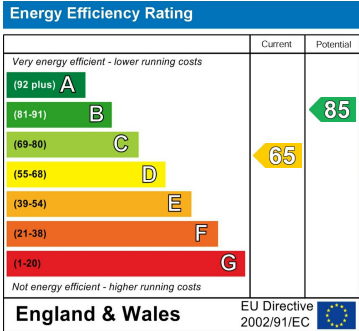
Area Map



Floor Plans



Energy Efficiency Graph



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