



11 Lawton Close, Hinckley, LE10 0YG
Offers Over £350,000



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*** NO CHAIN - CIRCA 1730sqft OF PROPERTY! *** An excellently located four bedroom detached family home with double garage and extended ground floor, situated on a popular development on the periphery of the town of Hinckley. Excellently situated for commuting via the surrounding road networks. The house briefly comprises; Entrance Porch & Hallway, Lounge, Sitting/Dining Room, Kitchen and Family Room and Utility Area, Downstairs WC, First Floor Landing, Four Bedrooms, Family Bathroom with four piece suite, Front and Rear Gardens, Set back from the road with a Double Garage (with the rear converted to a useful store and utility area) and driveway for off road parking. UPVC double glazing, gas central heating. Must be viewed to appreciate the living space on offer!

Council Tax Band D

Entrance Porch

An Entrance Porch with an exterior door, and further door through to the Hallway.

Reception Hall

With a door to the side from the Porch, a radiator, useful storage cupboard, and stairs leading to the first floor.

Downstairs W.C.

Having a two piece white suite comprising a low level w.c., and wash hand basin set in a vanity unit, a heated towel rail, and UPVC double glazed window to the side.

Lounge

With a UPVC double glazed bow window to the front, and a further window through to the family room and kitchen. Patio doors to the rear leading out into the gardens. There is a focal point living flame gas fire set in a feature stone fireplace, and two radiators.

Sitting Room / Dining Room

UPVC double glazed windows to both side elevations, radiator, and ground floor loft storage space.

Kitchen & Breakfast / Family Room

Fitted with a good range of wall and base level units and drawers with working surfaces over, there is an inset one and a half stainless steel sink and drainer, built in electric double ovens and a five ring gas hob with a chimney style hood over. There is plumbing for a washing machine and a dishwasher, two radiators, and two UPVC double glazed windows to the rear aspect, patio doors to the side from the Family Area, and a UPVC part glazed door to the other side elevation.

Landing

UPVC double glazed window to the front elevation, loft access hatch and airing cupboard.

Master Bedroom

UPVC double glazed window to the rear elevation, and radiator.

Bedroom Two

UPVC double glazed window to the rear elevation, five door fitted wardrobes and radiator.





Bedroom Three

UPVC double glazed window to the rear elevation, and radiator.

Bedroom Four / Home Office

UPVC double glazed window to the front aspect, with attractive home office fitted units, with a desk and PC sitting, drawers, and radiator.

Bathroom

Having a four piece white fitted suite comprising a low level w.c., and wash hand basin set in a vanity display, a bath and a shower in a separate shower cubicle. With ceramic tiled walls, shaver socket, and a UPVC double glazed window to the front aspect.

Double Garage

With an electric remote up and over door to the frontage, the garage has power and lighting, and loft store space.

Part of the rear has been converted into a useful Utility Area and a Store Room - which has been partitioned for ease of making back to just an oversize Garage.

Utility Area & Store Room

The utility area has a pedestrian door from the Sitting Room / Dining Room, and then a further access through to the Store Area.

The Store Room then leads through to the Garage.

Outside

The house is located on a small cul de sac and no through road and also set well back from the Close to offer maximum seclusion. There is double width driveway and parking to the frontage offering ample off road space leading up to the Garage. There are raised and block edges, either side then has attractive shrub borders, and a cast iron gated access through to a further block paved and gravelled front garden area proceeding to the front door. There is a gated access to the side leading to the rear gardens, which have been designed as a good sized courtyard style garden, again with well stocked flower and shrub borders, and with a greenhouse to the bottom corner, and enclosed with timber fencing.

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