



21 Severn Avenue, Hinckley, LE10 0YD

£210,000



This is a two bedroom semi detached house on a small culdesac within a Close on the periphery of the Hollycroft development in Hinckley. The house comprises a Lounge, Dining Kitchen, Conservatory/Sun Lounge, Landing, Two Double Bedrooms, Bathroom, With good sized gardens for a modern property to the front & the rear, a driveway offering ample parking. Gas central heating & UPVC double glazing. NO CHAIN.

Lounge

13'3 x 12'7 (4.04m x 3.84m)

With a door and UPVC double glazed window to the front aspect, radiator, and TV aerial point.

Dining Kitchen

12'7 x 8'5 (3.84m x 2.57m)

Fitted with a good range of wall and base level units with working surfaces over, a matching breakfast bar and tiled splashbacks, there is an inset stainless steel sink and drainer, plumbing for a washing machine. A wall mounted Vaillant central heating boiler. Radiator, and a UPVC double glazed window and a UPVC part glazed door to the rear elevation through to the Conservatory.

Conservatory / Sun Lounge

32'9"26'2" x 26'2"32'9" (10'8 x 8'10)

With a brick base and UPVC double glazed upper units, and twin french doors leading out into the garden. There is a vertical radiator, and laminated flooring.

Landing

With loft access hatch, and doors off to the Bedrooms & Bathroom.

Master Bedroom

12'7 to rear of robes x 11'9 to door (3.84m to rear of robes x 3.58m to door)

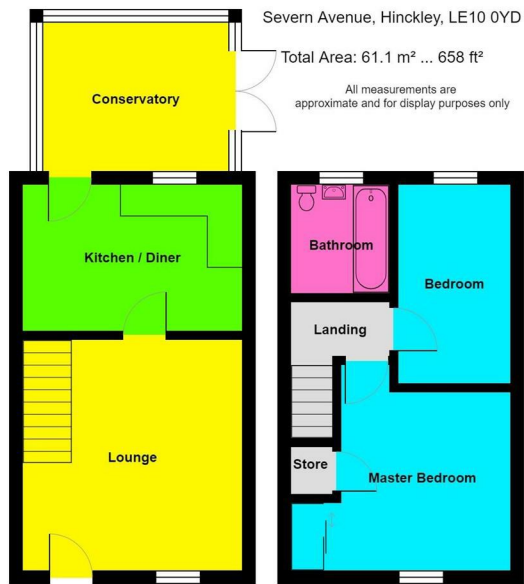
UPVC double glazed window to the front elevation, radiator, and a fitted wardrobe, and built in store cupboard.

Bedroom Two

11'5 x 6'5 (3.48m x 1.96m)

UPVC double glazed window to the rear elevation, radiator, and open hanging and shelving with space for a TV point.





Bathroom

6'3 x 5'9 (1.91m x 1.75m)

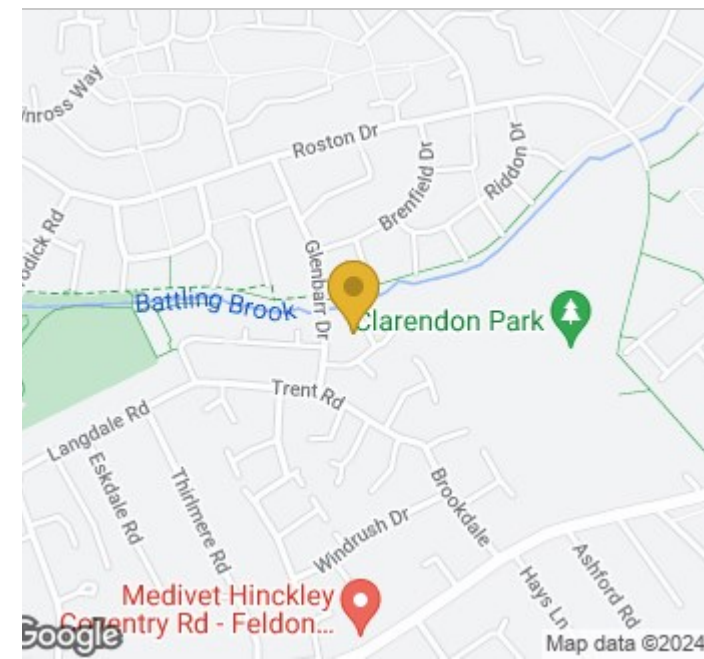
Having a three piece white suite comprising a low level w.c., wash hand basin, and a bath with shower and screening, tiling surrounds, a radiator, and UPVC double glazed window to the rear elevation.

Outside

The house is situated on an attractive sized plot on a small culdesac on this no through road.

There is a lawned front garden, with a driveway to the side offering ample off road parking. This leads up to a gated pedestrian access through to the rear gardens. There is a gravelled and paved patio area adjacent to the side of the house, this leads onto a mainly lawned garden, with a paved pathway leading to a timber shed, and flower and shrubbery borders.





Leaving Hinckley town centre along Coventry Road (As if towards the A5), turn right into Brookdale, which becomes Trent Road, right again onto Glenbarr Drive and then right again onto Severn Avenue where the property is situated on a small culdesac on the left hand side, easily identified by the RH Homes And Property for sale board. For SATNAV users please enter LE10 0YD.

Viewing

Please contact our RH Homes and Property Office on 01455 633244 if you wish to arrange a viewing appointment for this property or require further information.

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

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