



3 Yeoman Close, Hinckley, LE10 1EN
£210,000



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RH Homes are pleased to offer this modern, well maintained two double bed roomed with ensuite town house in sought after Hinckley town centre location. The property briefly comprises: Entrance Hall, Downstairs W.C, Lounge, Kitchen, First Floor Landing, Two Double Bedrooms, rear bedroom with Ensuite shower room, and Family Bathroom. The property also benefits from off road parking, front and rear gardens, UPVC double glazing throughout, and gas fired central heating. Viewing highly recommended!

Council Tax - B

Entrance Hall

With radiator and composite door to the front elevation.

Downstairs WC

Offering a two piece white suite of low flush WC and wash hand basin with splashback and radiator.

Lounge

13'7 x 14'10 overall (4.14m x 4.52m overall)

Having a radiator and UPVC double glazed window to the front aspect.

Kitchen/Diner

13'7 x 8'6 (4.14m x 2.59m)

Having a good range of modern fitted wall and base units with working surfaces over and tiled splashbacks, plumbing for washing machine, for ring electric hob and oven under with hood over, an inset one and a half stainless steel sink and drainer, integrated fridge/freezer, extractor, radiator and UPVC double glazed window and French doors to the rear garden aspect.

Landing

With loft hatch access.

Bedroom One

10'10 x 8'6 overall (3.30m x 2.59m overall)

With radiator and UPVC double glazed window to the rear aspect.

Ensuite

4'5 x 8'4 overall (1.35m x 2.54m overall)

Having a three piece white suite comprising electric shower in a tiled cubicle, low flush WC and wash hand basin, tiled splashback, fitted mirror, shaver socket, chrome heated towel rail and extractor.





Bedroom Two

13'7 x 7'10 overall (4.14m x 2.39m overall)

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

Bathroom

6'0 x 7'0 (1.83m x 2.13m)

Being fitted with a three piece white suite comprising bath with shower off tap, low flush WC, wash hand basin and splashback. Also, wall mounted mirror, part tiled surround, heated chrome towel rail, shaver socket and extractor.



Outside

To the front is a double width allocated block paved driveway allowing parking for two vehicles.

To the rear is a mainly lawned garden with a slabbed patio and pathway to the rear timber gate for access.





3, Yeoman Close, Hinckley, LE10 1EN

Total Area: 60.4 m² ... 650 ft²

All measurements are approximate and for display purposes only

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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Leaving Hinckley Town Centre along Station Road, turn left at the end of the road onto Hawley Road, which proceeds into Southfield Road. Follow the road along until reaching the traffic lights and T-junction at the end. Turn left at the lights onto London Road, and then right into Holywell Fields on the right hand side, follow the curve of the road around, and then left onto Yeoman Close where the property is situated on the left hand side. For Satnav users the post code is LE10 1EN.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			93
(81-91) B		79	
(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	