



**9 Lundy Close, Hinckley, LE10 0SS**  
**£250,000**



3



1



2



**\*\*\* NO CHAIN \*\*\*** A three bedroom semi detached in a popular location on this small Close with a green area at the head on the Hollycroft development, and within easy reach of the local schools & facilities. The house comprises an Entrance Hallway, Lounge & Dining Area, Kitchen, Landing, Three Bedrooms, Bathroom, Front & Rear Gardens. The property also offers UPVC double glazing and gas central heating.

Council Tax Band C

### Entrance Hall

With a UPVC door to the front aspect, there is a useful store/meter housing and an understairs cupboard, stairs off to the first floor.

### Lounge

16'2 x 11'0 (4.93m x 3.35m)

The lounge has a UPVC double glazed window to the front aspect, with a gas fire set in a corner chimney breast, radiator, and TV aerial point.

### Dining Area

9'3 x 8'7 (2.82m x 2.62m)

This leads through to the Dining Area, again with a radiator, and UPVC double glazed window to the rear.

### Kitchen

10'9 x 8'2 (3.28m x 2.49m)

Fitted with a range of wall and base level units with working surfaces over the base units, and inset stainless steel sink and drainer. There is a radiator, wall mounted central heating boiler, plumbing for a washing machine, and UPVC double glazed windows to the rear and side, and a UPVC door to the side elevation.

### First Floor Landing

UPVC double glazed window to the side elevation and loft access hatch.

### Master Bedroom

11'0 x 10'5 (3.35m x 3.18m)

UPVC double glazed window to the rear elevation, having a range of wardrobes, an airing cupboard. Radiator.

### Bedroom Two

11'6 x 9'11 (3.51m x 3.02m)

UPVC double glazed window to the front elevation, a range of fitted wardrobes, and radiator.





### **Bedroom Three**

8'2 x 7'2 (2.49m x 2.18m)

UPVC double glazed window to the front elevation, store cupboard and radiator.

### **Bathroom**

6'10 x 5'8 (2.08m x 1.73m)

Having a three piece suite comprising of a bath with shower over, wash hand basin, and low level w.c, with tiling and splashbacks, radiator, and UPVC double glazed window to the side aspect.



### **Outside**

There is a driveway offering ample off road parking for numerous vehicles, with hedgerow frontage offering seclusion from the road, then mature shrubs. There is a gated access through to the rear gardens,

Set just to the rear of the house is a Garage Space, with a shed to the rear of it. There is a patio area adjacent to the house, which leads onto a main lawn, again there are mature borders including a small cherry tree.

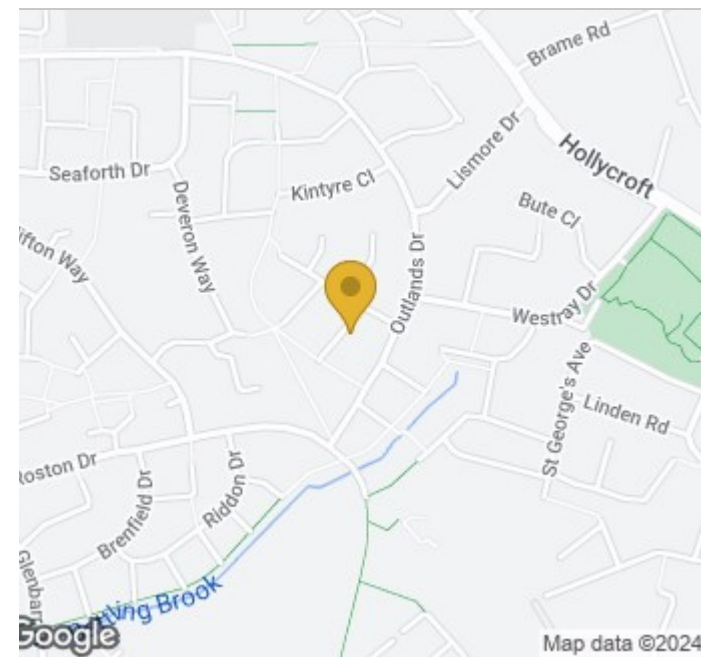




Lundy Close, Hinckley, LE10 0SS

Total Area: 78.3 m<sup>2</sup> ... 842 ft<sup>2</sup>

All measurements are approximate and for display purposes only



Leaving Hinckley along Lower Bond Street, at the traffic lights turn left, and proceed down Hollycroft, past Hollycroft Park on the left, and take a left turning onto Westray Drive, continue to the bottom taking a left turn at the T-junction onto Outlands Drive. Then take the first right turn onto Farneway, and then first left onto Lundy Close where the property is situated on the left hand side of the small Close, easily identified by the RH Homes And Property Wards Residential for sale board. For SATNAV users the postcode is LE10 0SS.

## 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.

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.

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

108 Castle Street, Hinckley, Leicestershire, LE10 1DD  
 Tel: 01455 633244 Email: rharris@rhhomesandproperty.com  
 www.altosoftware.co.uk

