



7 Dale End Close, Hinckley, LE10 0PD

£215,000



2



1



1



E



A two bedroom house with a garage, parking and front and rear gardens in a popular setting on a small Close, with good access to the town centre and and the A5 leading to the other local major road and rail networks. The house comprises an Entrance Porch, Lounge, Dining Kitchen, Landing, Two Bedrooms, Bathroom. Gas central heating. UPVC double glazing. A driveway offering ample off road parking leading to a Single Garage.

Council Tax Band B

Entrance Porch

With a UPVC door to the front elevation, and UPVC double glazed window to the side. There is a useful store and meter cupboard, and a further door through to the Lounge.

Lounge

14'8" x 12'4" overall (4.47 x 3.76 overall)

UPVC double glazed bay window to the front elevation, a focal point gas fire set in a brick fireplace, with laminated wood flooring, radiator, and TV aerial point.

Dining Kitchen

12'4" x 9'7" (3.76 x 2.92)

Fitted with a good range of wall and base level units with working surfaces over and subway style tiled splashbacks, inset sink and drainer, built in electric oven and hob with a hood over, plumbing for a washing machine, radiator, and UPVC double glazed patio doors to the rear looking out on to the garden.

First Floor Landing

With loft access hatch, and access to .

Bedroom One

12'4" x 9'11" (3.76 x 3.02)

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

Bedroom Two

9'8" x 6'9" overall (2.95 x 2.06 overall)

UPVC double glazed window to the rear elevation, airing cupboard housing the heating boiler, and radiator.



Dale End Close, Hinckley, LE10 0PD

All measurements are approximate and for display purposes only



Bathroom

6'9" x 5'6" (2.06 x 1.68)

Having a three piece white suite comprising a bath with shower over, wash hand basin and low level W.C., with tiled bath surround and splashbacks, shaver point, a heated towel rail, and UPVC double glazed window to the rear aspect.

Outside

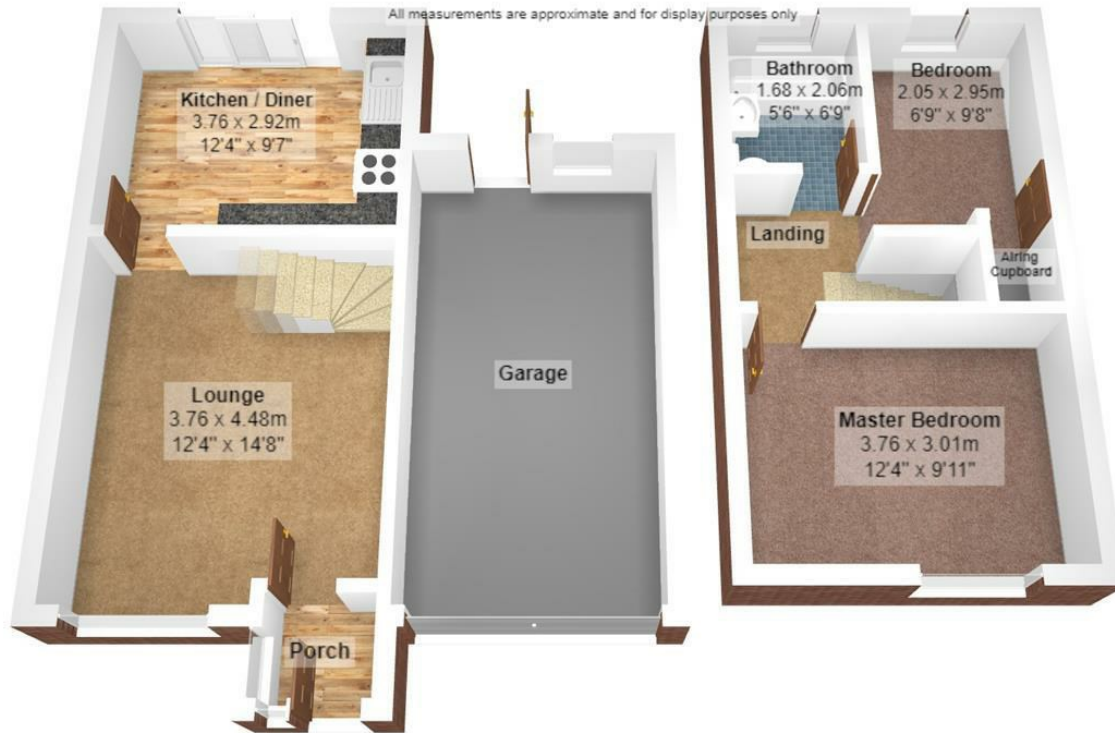
The house is located on a small Close and no through road, it is slightly set back with a gravelled frontage and driveway offering ample off road parking. The driveway leads up to a :- SINGLE GARAGE. With up and over door, power and lighting, and a pedestrian door to the rear through to the the rear garden.



There is a patio area adjacent to the rear of the house, with a central pathway to the rear of the plot with a lawn either side. There are mature borders with shrubs and small trees.



Dale End Close, Hinckley, LE10 0PD



Leaving Hinckley along Coventry Road, take a right turn onto Sunnydale Road, and then right again onto Dale End Close where the property is situated on the right hand side easily identified by the RH Homes And Property 'for sale' board. For SATNAV users the postcode of the property is LE10 0PD.

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 firm's 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) A			90
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		42	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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

