



21 Warwick Gardens, Hinckley, LE10 1SD
Offers Over £240,000



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RH Homes and Property are very pleased to offer this well presented three bedroom semi detached house towards the end of this no through road, with a very generous front plot for parking on a popular development within Hinckley. The house comprises an Entrance Hall, Lounge, Kitchen, Conservatory, First Floor Landing, Three Bedrooms, and Family Bathroom. The property also benefits from UPVC Double glazing & gas central heating throughout, integral garage, front driveway offer ample off road parking for multiple vehicles or caravan, and cultivated low maintenance enclosed rear gardens. Viewing recommended!!

Council Tax - C

Entrance Hall

With ceramic tiled flooring, access door to the integral garage, and composite door to the side elevation.

Kitchen

7'1 x 13'9 (2.16m x 4.19m)

Being refitted with a modern range of gloss fronted wall and base level units with working surfaces over and tiled splashbacks, an inset one and a half composite sink and drainer with mixer tap, plumbing and space for washer and dishwasher, an inset five ring gas hob with hood over and oven under, wine rack, wall mounted recently changed combination boiler, and UPVC double glazed double glazed window to the front aspect.

Lounge

16'3 x 11'8 (4.95m x 3.56m)

Having laminate flooring, radiator, double glazed patio sliding doors to the rear elevation.

Conservatory

14'5 x 5'8 (4.39m x 1.73m)

With UPVC double glazed surround, laminate flooring, and UPVC double glazed do to the side garden aspect.

Landing

With loft hatch access, radiator, and airing cupboard.

Bedroom One

12'7 x 9'7 (38.71m x 2.92m)

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





Bedroom Two

12'1 x 8'8 (3.68m x 2.64m)

With radiator, built in wardrobe. and UPVC double glazed window to the rear aspect.

Bedroom Three

9'2 x 6'0 (2.79m x 1.83m)

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

Family Bathroom

9'8 x 5'0 (2.95m x 1.52m)

Having a three piece white suite comprising a low level flush WC, wash hand basin, and P shape panel bath with thermostatic rainfall shower over, part tiled surround, laminate tiled flooring, heated chrome towel rail, and UPVC double glazed window to the front elevation.



Garage

8'3 x 20'6 (2.51m x 6.25m)

With power, lighting, and up and over door from the front driveway.

Outside

2.51m x 6.25m

To the front is a Tarmac driveway allowing for off road parking for multiple vehicles, motor home, or caravan, which leads to the integral garage door. There is also a side pathway to the front entrance door and side timber gate leading to -

The rear of the property has a slabbed walkway, which leads to an artificial lawn and timber decking area.

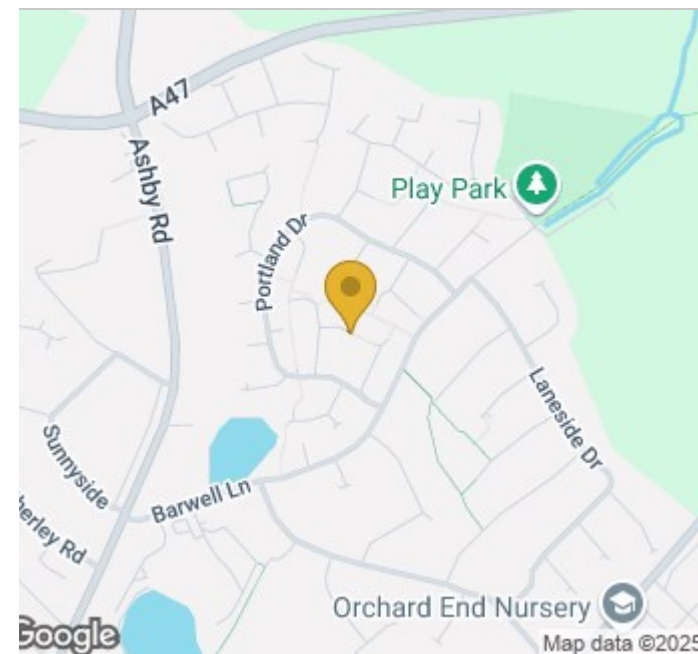




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Total Area: 102.4 m² ... 1102 ft²

All measurements are approximate and for display purposes only



Leaving Hinckley along the Ashby Road (A447), take a right turning onto Barwell lane, and then left onto Portland Drive, and first right onto Warwick Gardens, follow the road to the right turning, where the property is situated at the bottom of the road on the right hand side.. For SATNAV users the postcode is LE10 1SD.

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		
(82 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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