



57 Eskdale Road, Hinckley, LE10 0NW
£275,000



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RH Homes & Property are pleased to offer this extended and improved traditional bay windowed semi detached house representing an excellent purchase for a potential buyer. The accommodation briefly comprises Entrance Hall, Lounge, extended open plan Dining Area/Family Room & Kitchen, Utility Lobby, Downstairs WC, First Floor Landing, Three Bedrooms and Bathroom. Outside the property has a block paved double width driveway to the frontage and a mature and good sized rear garden with useful and fun Summer House. Located with good access to Hinckley town centre and its amenities, and also to the nearby A5, M69, A/M42 ND M1 & M6 junctions for commuting. Double glazing and gas central heating.

Council Tax Band : B

Entrance Hall

With a part glazed composite door to the front elevation, and stairs off to the first floor.

Lounge

15'0 into bay x 12'5 (4.57m into bay x 3.78m)
UPVC double glazed bay window to the front elevation. useful storage cupboards, radiator, and TV aerial point.

Kitchen & Dining Area & Family Room

The extended Kitchen & Family Area has been designed to maximise natural light, with two Double Glazed Skylight windows, plus a UPVC double glazed window and twin UPVC double glazed french doors to the rear out into the garden. It is fitted with a good range of wall and base level units and drawers with working surfaces over and tiling splashbacks, there is an inset one and a half sink and drainer a hood over the cooker point, and an integrated dishwasher and fridge freezer. With a radiator, and laminated wood style flooring.

Utility Lobby

With an external UPVC door to the side aspect, a recessed area allowing a stacked washing machine and tumble dryer, built in shelving, and an understairs storage recess.

Downstairs WC

Having a two piece white suite comprising a low level w.c., and wash hand basin set in a vanity unit, and extractor fan.

Landing

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





Bedroom One

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

Bedroom Two

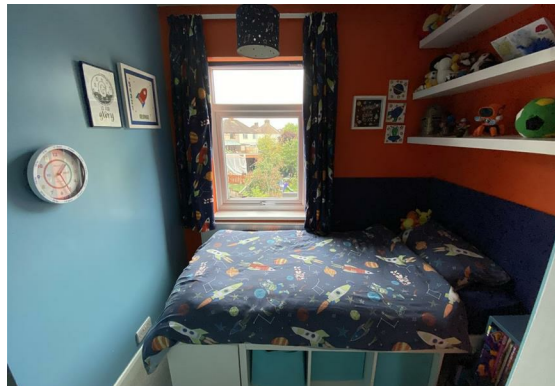
UPVC double glazed window to the rear elevation, and radiator.

Bedroom Three

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

Bathroom

Having a three piece white suite comprising a low level w.c., wash hand basin, and a P-shaped bath with shower and screening over, there is a heated towel rail, ceramic tiled flooring and part wall tiled. There is an airing cupboard housing the boiler, and UPVC double glazed window to the front aspect.

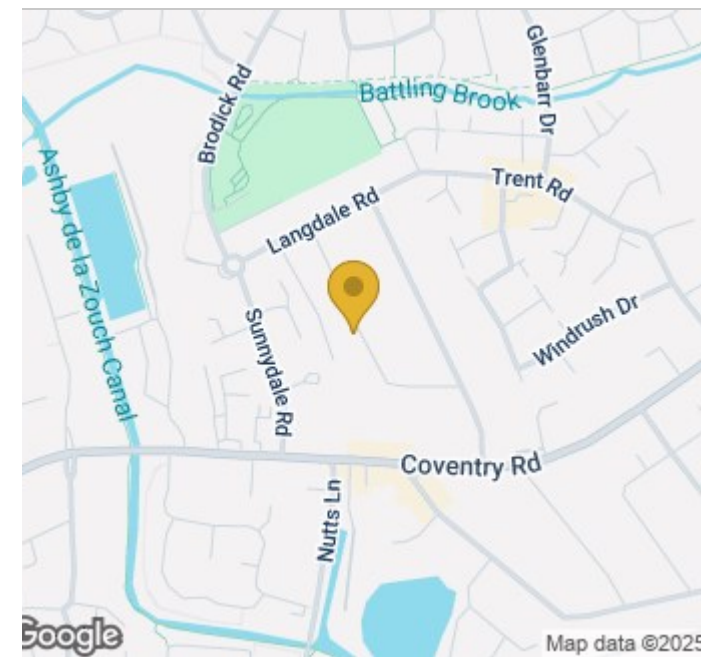


Outside

To the front is a block paved driveway allowing off road parking for two vehicles and a blocked paved side access path leading to:

A really good sized rear garden beginning at a slabbed rear patio, which moves onto a slabbed pathway on a traditional sized lawn area with surrounding established plant, shrub, and tree beds and borders. The path moves along to a raised vegetable bed and fruit trees before a timber summer house with power, lighting and heating at the foot of the garden.





Leaving Hinckley along Coventry Road, take a right turn onto Thirlmere Road and then the first left into Eskdale Road where the property is situated on the left hand side easily identified by the RH Homes And Property 'for sale' board. For SATNAV users the postcode of the property is LE10 0NW.

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		
(81-81) B		86
(69-80) C	69	
(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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