



**Connells**

Clivesway  
Hinckley



## Property Description

A two-bedroom semi-detached bungalow with driveway, garage and good size rear garden situated within a short walk from Hinckley town centre.

The accommodation comprising entrance hallway, lounge and through dining room, fitted kitchen, two bedrooms and bathroom and benefits gas fired central heating and double glazing.

The property comes to the market with no chain and viewing is recommended.

## Entrance Hallway

16' x 2' 11" ( 4.88m x 0.89m )

## Lounge

14' 10" x 12' ( 4.52m x 3.66m )

Having double glazed window to the front elevation, radiator and carpet flooring.

## Dining Room

12' x 11' 6" ( 3.66m x 3.51m )

Having double glazed patio door to the rear elevation, radiator, under stairs storage cupboard and carpet flooring.

## Kitchen

9' 11" x 6' 11" ( 3.02m x 2.11m )

Having a fitted kitchen with a range of wall and base units, working surfaces over, stainless steel sink and drainer with mixer tap, washing machine, fridge/freezer, freestanding oven and extractor hood. Double glazed window to the side and front elevations, double glazed door to the side elevation leading to the driveway.

## Bedroom Two

10' 3" x 8' ( 3.12m x 2.44m )

Having double glazed window to the rear elevation and radiator.

## Bathroom

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

Comprising bath with mixer tap and shower over, wash hand basin and WC, part tiling and laminate flooring. Double glazed window to the side elevation.

## Bedroom One (1st floor)

10' 9" x 10' 4" ( 3.28m x 3.15m )

Having double glazed window to the rear elevation, fitted wardrobes, radiator and carpet flooring.

## To The Outside

To the front of the property is a fore garden with low wall and gates to the boundary leading to driveway. The driveway continues via second set of gates around to the side of the property and leading to the detached garage.

The rear garden is a good size and is mainly laid to lawn, planted with shrubbery and small trees and with hedging and fencing to the boundary.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

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**EPC Rating: D**

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Tenure: Freehold



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Property Ref: HIN312480 - 0005