



16 Milton Close, Hinckley, LE10 0ST
£235,000

The Property Perspective

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PROPERTY
PERSPECTIVE

RECEPTION HALLWAY 9'0" x 9'4" (2.76 x 2.87)

Double glazed window to front, Mahogany panelled and glazed double doors to

LOUNGE AREA 10'11" x 21'9" (3.34 x 6.63)

Feature brick fireplace having raised slate hearth, Wood laminate wood flooring. Coving to ceiling. Ornamental ceiling rose. TV aerial point. UPVC SUDG sliding patio doors to rear garden. Mahogany and glazed double doors lead to

REAR DINING ROOM 14'9" x 6'10" (4.50 x 2.10)

Wood laminate wood flooring. Stairway to first floor with mahogany spindle balustrades. Mahogany and glazed door leads o

KITCHEN AREA 9'11" x 10'7" (3.04 x 3.24)

range of cheery wood fitted kitchen units consisting inset 1 and a half bowls. Single drainer stainless steel sink unit with mixer taps above, cupboard beneath. Further range of floor mounted cupboard units and three drawer unit. Contrasting roll edge working surfaces above with inset four ring gas hob unit. Integrated extractor above. Tiled splashbacks. Further matching range of wall mounted cupboard units and gallery shelving. One tall larder unit.

Plumbing for automatic washing machine and dishwasher. Built in double fan assisted oven with grill. Concealed lighting over the working surfaces. Inset ceiling spotlights. Door to garden area

FIRST FLOOR LANDING

with mahogany spindle balustrades. Coving to ceiling. Large loft access with extending timber ladder for access. The loft is boarded with lighting and power, housing the gas condensing boiler for central heating and domestic hot water. There is a window to side. Attractive white four panel interior doors lead to

BEDROOM 10'11" x 10'6" (3.33 x 3.22)

Three double wardrobe units, two matching bedside cabinets. Further vanity sink unit. Cupboards and drawers beneath. Cupboards above. Radiator. Coving to ceiling. Made to measure shutters.

BEDROOM 8'10" x 10'11" (2.70 x 3.35)

Double glazed window, carpet flooring

BEDROOM 9'1" x 6'7" (2.77 x 2.02)

Double glazed window, carpet flooring

BATHROOM

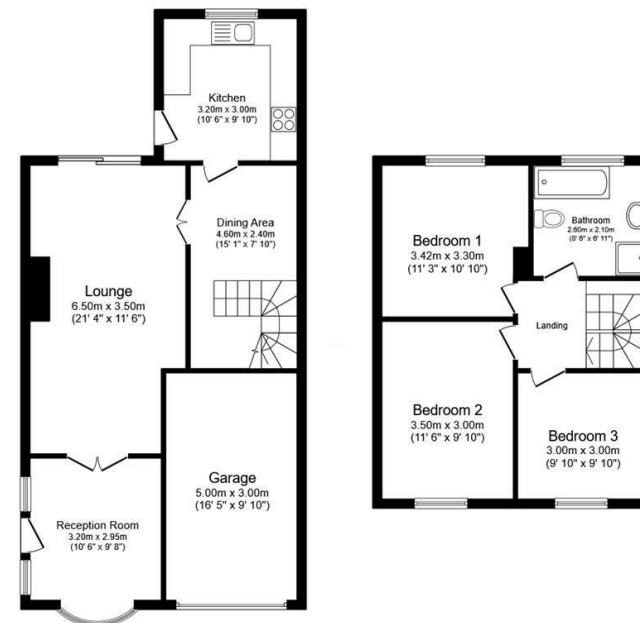
Matching white bathroom suite with separate shower enclosure

REAR GARDENS

A slabbed pathway leads down the side of the property through timber gate where there is outside lighting to the fully fenced and enclosed rear garden which has been landscaped having a flagstone patio adjacent to the rear of the property edged by a brick retaining wall. Beyond which the garden is hard landscaped in slate chippings with surrounding rockery and well stocked beds and boarders. To the top of the garden there is an octagonal flagstone patio with surrounding slate boarders with inset shrubs and to the top of the garden is a corner timber log cabin (3m x 3m) with light and power, wooden glazed doors to front. CCTV, outside tap and security light.

GARAGE

Up and over door, power and light



Ground Floor

Floor area 69.3 sq.m. (746 sq.ft.)

First Floor

Floor area 45.1 sq.m. (486 sq.ft.)

Total floor area: 114.4 sq.m. (1,232 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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.PropertyBox.io

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