



23 Lovetts Close, Hinckley, LE10 0YH  
£325,000

wards  
Residential



Freehold. NO CHAIN. Wards are delighted to present this three bedroom detached house situated on a generous sized plot in a popular area of Hinckley. The property offers convenient access to the A47 and local schooling facilities. The accommodation briefly comprises: Ground Floor: Entrance Hall, WC, Lounge, Conservatory, Kitchen/Diner and Conservatory. First Floor: three Bedrooms, Master with Ensuite and Bathroom. Externally, there is a good sized driveway leading to an attached single garage to the front elevation and mature enclosed gardens to the rear. UPVC double glazing and gas fired central heating.

### Entrance Hall

With tiled flooring, UPVC double glazed door and UPVC double glazed window to the side elevation.

### WC

With two-piece white suite comprising wash hand basin and low flush WC. UPVC double glazed window to the front elevation.

### Kitchen

**4.95 x 3.03 Metres**

Fitted with a range of wood base and wall units with granite effect work surfaces over and one a half stainless steel sink and drainer. Integrated appliances include a Zanussi double oven and gas hob with extractor fan over. Tiled floor and tiled splashbacks. UPVC double glazed window to the rear elevation and metal sliding doors to the Conservatory, which is again tiled and with UPVC double glazed French doors and side windows to the Garden.

### Utility Room

**1.87 x 1.77 Metres**

Fitted with wood base units with granite effect work surfaces over and stainless steel sink and drainer. Plumbing for a washing machine and Glow-Worm gas fired central heating boiler. Tiled splashbacks and flooring. UPVC double glazed door and window to the rear.





## Lounge

4.95 x 3.46 Metres

With gas fire on a tiled hearth with wooden surround. Dual aspect with a metal double glazed sliding door to the Conservatory and UPVC double glazed bay window to the front elevation.

## Conservatory

2.95 x 3.08 Metres

With tiled floor, UPVC French doors and UPVC double glazed windows to the Garden.

## Landing

With airing cupboard and UPVC double glazed window to the rear elevation.







### Bedroom 1

2.94 x 3.89 Metres

With built in wardrobes and cupboards and UPVC double glazed windows to front elevation.

### Ensuite

2.13 x 1.73 Metres

Fitted with a three piece suite comprising wash hand basin on a vanity unit, low flush WC and shower in a shower cubicle. Tiled flooring and panelled walls. UPVC double glazed window to the front elevation.

### Bedroom 2

2.82 x 3.51 Metres

With UPVC double glazed window to the front elevation.

### Bedroom 3

2.07 x 2.62 Metres

With UPVC double glazed window to the rear elevation.

### Bathroom

1.91 x 3.03 Metres

With three piece suite comprising pedestal sink, low flush WC and bath with shower over. Radiator, tiled flooring, full height tiled splash backs and UPVC double glazed window to the rear.





## Outside

To the front elevation, there is a good size tarmacadam driveway leading to the attached Garage. To the rear, the mature gardens are enclosed by timber fencing with gated access from the front elevation. The gardens are predominantly laid to lawn with well established shrubbery borders. There are two patio areas adjacent to the dwelling with a paved path leading to the side gate.

## Garage

2.52 x 4.87 Metres

With solid concrete flooring, power and lighting, timber door to the rear elevation and up and over garage door to the front elevation.

**EPC Rating - C(69)**

**Council Tax Band - D**

**Call 01455 251771 to make an appointment to view this property**





GROUND FLOOR  
809 sq.ft. (75.2 sq.m.) approx.

1ST FLOOR  
430 sq.ft. (40.0 sq.m.) approx.



TOTAL FLOOR AREA : 1240 sq.ft. (115.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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