



37 Clivesway

, Hinckley, LE10 0EU

Offers Over £300,000



A deceptively spacious, well appointed, extended, two double bed roomed, detached bungalow, in popular location. Close to all local amenities and accessible via all major road links, such as A5, M69, M6 and M1.

Additional benefits of a modern fitted breakfast kitchen, luxury shower room, gas central heating (condensing combination boiler - Baxi Platinum Combi 28he), uPVC double glazed, 2 car double width block paved driveway, larger than average, established South-Westerly facing rear garden, garage and spacious fully boarded roof void with potential for roof in the roof extension, (subject to approval).

NO CHAIN.

MUST BE VIEWED.



Reception hall 5'1" min x 4'2" (1.54 min x 1.28)

Obscure leaded PVCu double glazed door, cushion wooden laminate floor.

Modern breakfast kitchen (front) 18'10" x 8'8" (5.76 x 2.65)

One and a half bowled porcelain sink unit, range of attractive base and wall units comprising seven base units, larder unit and five wall units finished in white gloss, contrasting bevel edged work surfaces, hot and cold plumbing for washing machine, split level ceramic hob and electric double fan assisted oven, extractor hood, central heating radiator, leaded PVCu double glazed picture windows to front, leaded PVCu double glazed window to side, obscure PVCu double glazed door, archway and ceramic wall tiling.

Inner hallway 20'4" x 5'11" (6.22 x 1.81)

Cushion wooden laminate floor, rood void access, central heating radiator, room stat, fitted double cupboard with storage space over, smoke detector and coving.

Bedroom 1 (front) 19'1" x 8'8" (5.82 x 2.65)

PVCu double glazed window, central heating radiator, obscure UPVC double glazed side window, textured ceiling, coving, and cushion wooden laminate floor.

Bedroom 2 (rear) 19'1" x 8'8" (5.82 x 2.65)

PVCu double glazed window, PVCu double glazed door, central heating radiator and cushion wooden laminate floor.

Attractive lounge (rear) 18'11" x 12'4" (5.79 x 3.76)

Cushion wooden laminate floor, twin PVCu double glazed side picture windows, central heating radiator, twin PVCu double glazed French doors, adjacent PVCu double glazed side windows, feature electric fire.

L-shaped conservatory (rear) 17'6" x 10'8" (5.35 x 3.27)

PVCu double glazed picture window, twin PVCu double glazed French doors, ceramic tiled floor, twin central heating radiators and multi-pitched double glazed poly-carbonate roof.

Fully Boarded Roof Void 30'3" x 10'6" (min) (9.21 x 3.21 (min))

Fully boarded with uPVC double glazed leaded window and wall mounted, gas fired, condensing combination boiler
IDEALLY SUITABLE FOR CONVERTING TO 'ROOM IN ROOF'
(subject to approval)

Modern shower room (side) 8'11" x 7'7" (2.72 x 2.30)

Suite in white, fully fitted, double width infinity plumbed shower with waterfall head and side glazed screen. WHB and WC, polished ceramic tiled flooring and wall tiling, ladder style radiator and fitted triple cupboard.

Outside

Front garden with double width block paved driveway.

Enclosed, South-Westerly rear garden, paved patio, lawn, side covered access.

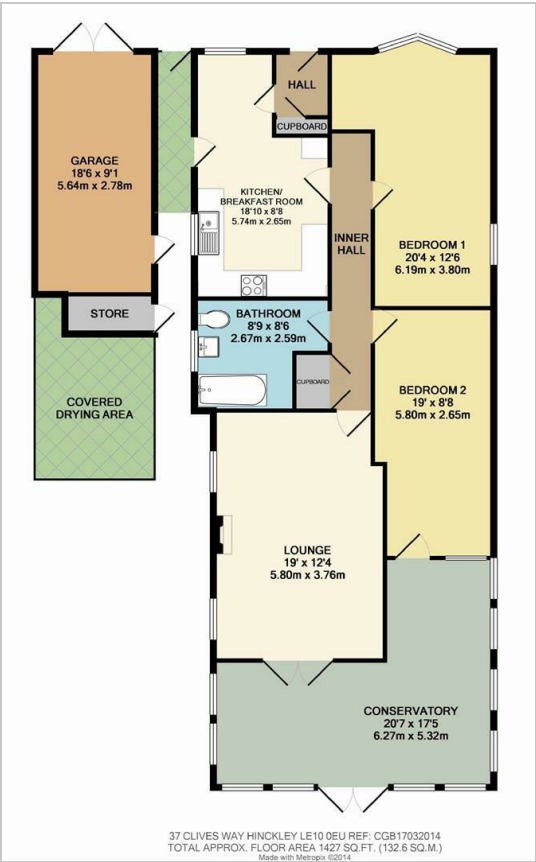
Garage 18'8" x 9'5" (5.70 x 2.89)

Twin doors, side door, light and power points.

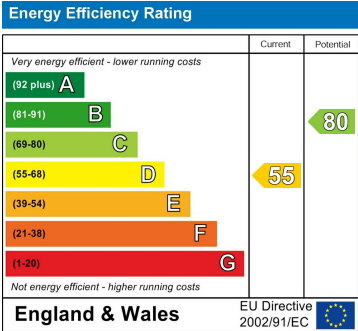
Area Map



Floor Plans



Energy Efficiency Graph



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