



6 Lawton Close

, Hinckley, LE10 0YG

Offers In The Region Of £305,000



An attractive 2 bedroom detached bungalow, occupying a secluded position at the head of a quiet cul de sac. The property is located in a popular and sought after location, whilst being within reasonable distance from all local amenities, including local schools, shops and regular transport services. Additional benefits of gas central heating (condensing regular boiler), PVCu double glazing, breakfast kitchen, modern shower room, conservatory, spacious lounge, 4 car driveway, garage, landscaped picturesque rear garden, side and front gardens.

Ideally located and accessible for commuting to all major road links, such as the A5, M69, M1 and M6.

MUST BE VIEWD.

NO CHAIN.



Fully enclosed reception porch. 5'10" x 2'4". (1.79 x 0.73.)
Obscure leaded double glazed door, side obscure PVCu double glazed side window and base cupboard.

Spacious lounge (front). 15'9" x 12'5" (4.82 x 3.79)
Feature live gas fire in an attractive surround with raised hearth, radiator, lead double PVCu glazed bay window and PVCu double glazed side window.

Breakfast/kitchen (front). 13'5" x 9'4" (4.1 x 2.85)
Stainless steel sink unit, range of attractive base and wall units (6 base and 4 wall) finished in matt white, larder unit, contrasting work surfaces, split level ceramic hob, electric double (fan assisted) oven, extractor hood, leaded PVCu double glazed side window, roof void access, radiator, wall mounted (fan assisted) gas fired condensing regular boiler (Worcester Greenstar R15i),

Inner hall. 8'4" x 3'2" (2.55 x 0.98)
Airing cupboard, smoke detector and smoke alarm.

Bedroom 1 (rear). 12'5" x 12'2" (3.79 x 3.73)
PVCu double glazed window, radiator and fitted twin double fitted wardrobes.

Bedroom 2 (rear). 9'2" x 6'8" (2.81 x 2.05)
Twin PVCu double glazed french doors and radiator.

Modern shower room (side). 6'2" x 5'10" (1.89 x 1.80)
Suite in white, fitted double shower cubicle with an electric shower and side glazed door, wash hand basin, low flush wc, obscure PVCu double glazed window, ceramic tiling, and radiator.

Conservatory (rear). 12'7" x 9'6" (3.84 x 2.90)
PVCu double glazed windows, PVCu double glazing patio doors, obscure PVCu double glazed door to the gaarge, double glazed polycarbonate roof and 1 wall light point.

Enclosed pictureques rear garden.
Established rear lawns, paved patio, herbaceous borders, garden shed, water tap and gated side access.

Side garden with patio.

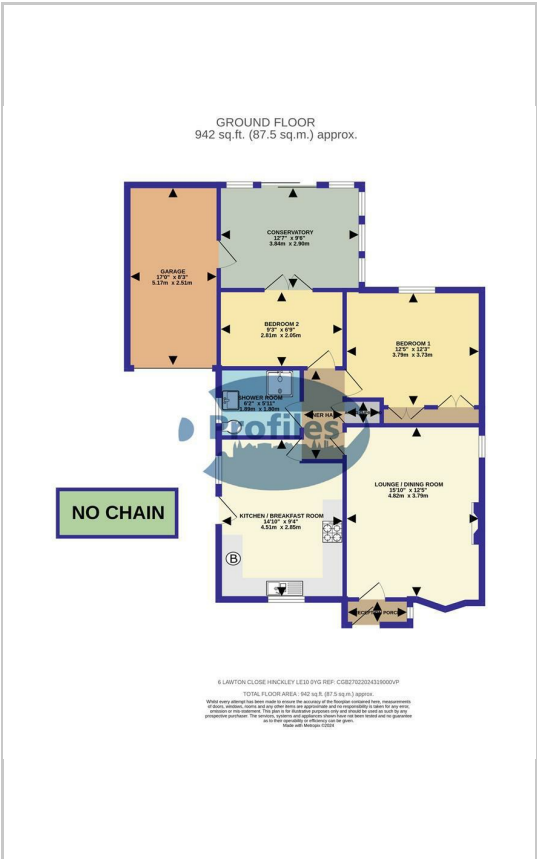
Front garden with 4 car driveway and driveway.

Garage. 16'9" x 8'2" (5.13 x 2.51)
Up and over door, rear window, storage to the roof void. power and light points.

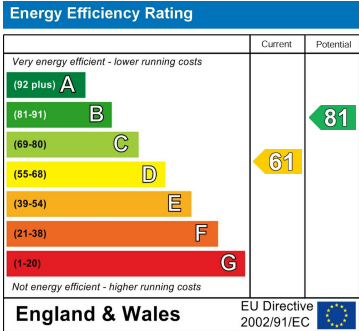
Area Map



Floor Plans



Energy Efficiency Graph



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