



## 11 Erskine Close

, Hinckley, LE10 0XL

Offers In The Region Of £250,000



A deceptively spacious, three bedroomed, semi-detached house occupying corner commanding position at the head of picturesque cul-de-sac. The property has the benefit of central heating, UPVC double glazing, garage. .NO CHAIN, MUST BE VIEWED

The property is ideally located close to all local amenities including, local shops, schools and public transport services. Ideally located fro commuting to all major road links such as the A5, M69, M1 and M6.





Reception hall

Having obscure UPVC double glazed door, staircase to first floor, central heating radiator.

Lounge (front) 13'7" x 11'1" (4.14 x 3.38)

Having central heating radiator, UPVC double glazed picture window, power points, coving, t.v aerial point.

Modern kitchen/dining room (rear) 14'2" x 12'1" (4.32 x 3.68)

Having stainless steel sink unit, range of base and wall units comprising of five base units and three wall units, associated bevel edged work surfaces, split level gas hob and electric oven with extractor hood, double glazed patio doors, wall mounted gas fired central heating boiler, under stairs cupboard off, central heating radiator.

First floor landing

Having airing cupboard off, roof void access.

Modern bathroom 6'9" x 5'9" (2.06 x 1.75)

Having UPVC double glazed window, central heating radiator, full suite in white comprising of panelled bath with plumbed shower pedestal wash hand basin, low flush w.c, spot lights to ceiling.

Bedroom 1 (front) 11'5" x 8'7" (3.48 x 2.62)

Having UPVC double glazed window, central heating radiator.

Bedroom 2 (rear) 9'6" x 8'5" (2.9 x 2.57)

Having UPVC double glazed picture window, central heating radiator, power points.

Bedroom 3 (rear) 9'7" x 5'11" (2.92 x 1.8)

Having UPVC double glazed picture window, central heating radiator.

Outside

Having tiered rear garden with paved patio areas.

Enclosed rear tiered garden

Having paved patio, pond, further patio area.

Pleasant front garden

Having block paved driveway

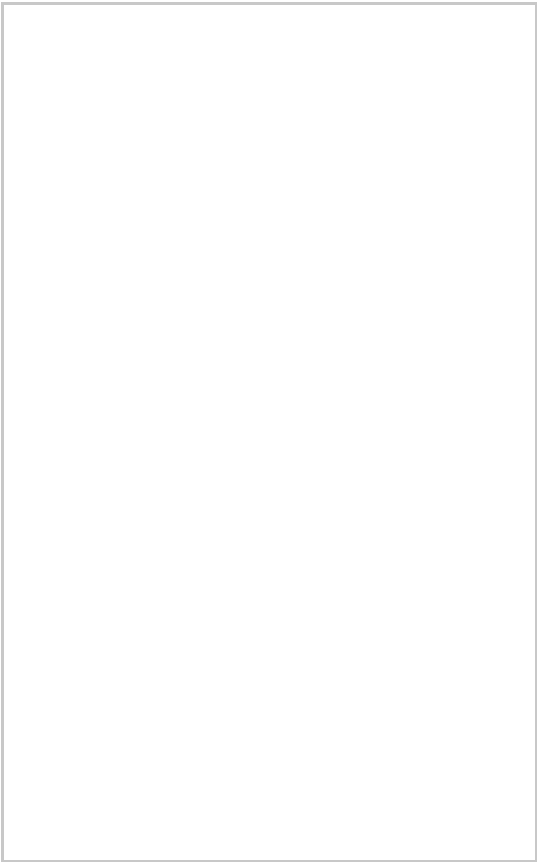
Detached garage 17'6" x 8'8" (5.33 x 2.64)

Having storage space to roof, up and over door, light point.

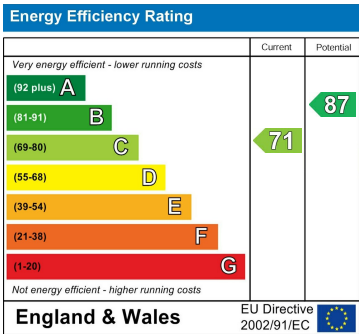
Area Map



Floor Plans



Energy Efficiency Graph



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