



## 22 Linwood Close

, Hinckley, LE10 0XG

Offers In The Region Of £240,000



A well appointed 3 bedroom semi detached house, ideally located in a quiet cul-de-sac position. The property has the additional benefits of gas central heating (combination boiler), PVCu double glazing, block paved driveway, PVCu fascia and soffit boards, cavity wall insulation, spacious breakfast kitchen/ dining room, attractive lounge, bathroom with shower,

The property is ideally located in a popular residential location, close to all local amenities, including local shops, schools and regular public transport services. Ideally located for commuting to all major road links such as the A5, M69, M6 and M1.

VIEWING ESSENTIAL.  
NO CHAIN.





Reception porch. 5'2" x 4'0" (1.60 x 1.23)

Obscure PVCu double glazed door and PVCu double glazed front and side windows.

Spacious lounge (front). 17'8" x 13'11" (5.41 x 4.25)

Open plan easy tread staircase, radiator, PVCu double glazed windows, feature live gas fire in an attractive surround and raised hearth.

Well appointed breakfast kitchen/dining room. 17'8" x 8'5" (5.41 x 2.58)

Stainless steel sink unit, range of base and wall units (7 base and 12 wall), associated work surfacers, split level ceramic hob, electric oven, extractor fan, fitted dishwasher, fitted washing machine, fitted fridge, ceramic wall tiling, PVCu double glazed patio doors, PVCu double glazed window, PVCu obscure double glazed side door and radiator.

First floor landing. 9'3" x 6'0" (2.82 x 1.84)

Linen cupboard with a wall mounted gas fired condensing combination (Green star 28i junior) gas fired boiler, roof void access hatch and carbon monoxide detector.

Bedroom 1 (front). 12'1" x 11'1" (max) (3.69 x 3.39 (max))

PVCu double glazed window, fitted double wardrobe, radiator and coving.

Bedroom 2 (rear) 10'11" (max) x 8'4" (max) (3.35 (max) x 2.56 (max))

PVCU double glazed window, radiator and fitted double wardrobe.

Bedroom 3 (front) 8'1" (max) x 7'6" (max) (2.47 (max) x 2.30 (max))

PVCu double glazed window, radiator and fitted cupboard.

Bathroom (rear) 7'5" x 5'2" (2.27 x 1.60)

Full suite, panel bath with an electric shower, wash hand basin, low flush wc, obscure PVCu double glazed window and radiator.

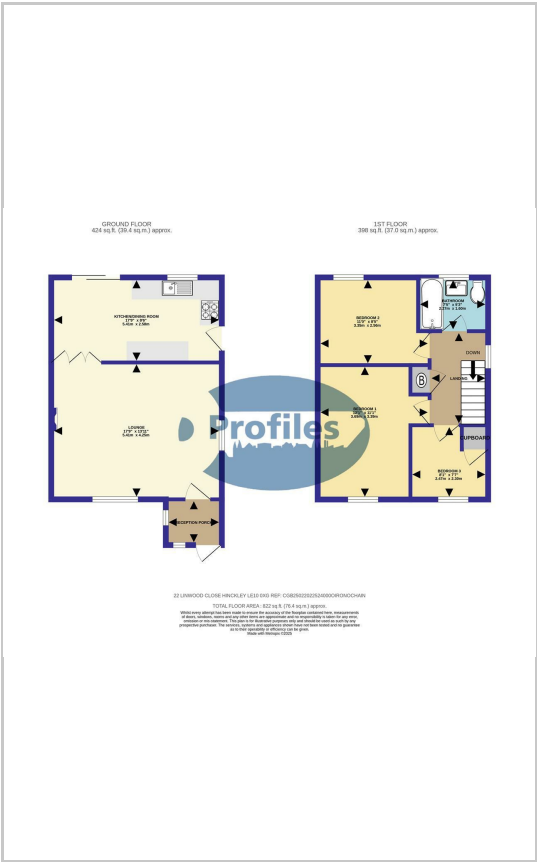
Outside.

Enclosed rear garden with lawn and patio.  
Front garden with block paved driveway.

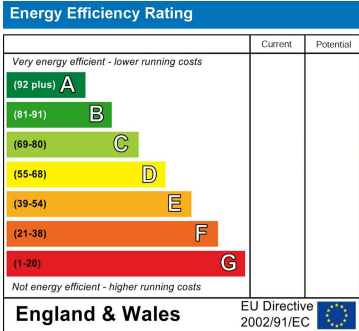
Area Map



Floor Plans



Energy Efficiency Graph



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