



5 Lamford Close

, Hinckley, LE10 0XF

Offers In The Region Of £299,950



A well appointed extended three bedroomed family detached house occupying secluded position at the head of a picturesque cul de sac. The property has the additional benefit of gas central heating (combination boiler), PVCu double glazing, PVCu fascia and soffits, extended breakfast kitchen, extended dining room, modern shower room, garage, enclosed rear garden.

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

MUST BE VIEWED.



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Reception Hall 15'8" x 5'10" (4.79 x 1.80)
Having composite double glazed door with adjacent double glazed side window. Amtico floor, staircase to first floor, coving, wall niche.

Extended Breakfast Kitchen (rear) 16'1" x 9'9" max (4.92 x 2.98 max)
Having porcelain sink, attractive base and wall units comprising of ten base units, seven wall units, associated work surfaces, extractor fan, ceramic tiled floor, plumbing for washing machine, fitted dishwasher, ceramic wall tiling, radiator, obscure UPVC double glazed door, UPVC double glazed window, wall mounted fan assisted gas fired Valiant Eco Tech Pro 24 combination boiler, door to garage.

Attractive Lounge (front) 16'2" into bay x 10'10" (4.95 into bay x 3.32)
Having electric fire, UPVC double glazed bay window, radiator.

Extended Dining Room (rear) 15'8" x 10'9" (4.80 x 3.30)
Having twin UPVC double glazed french doors, adjacent windows, radiator, laminate floor, vaulted ceiling with twin vellux roof lights.

First Floor

Landing 10'4" x 7'1" (3.16 x 2.17)
Having linen cupboard, PVCU double glazed side window, coving, roof void access.

Luxury Fully Tiled Shower Room (rear) 7'1" x 5'4" (2.18 x 1.65)
Having suite in White comprising of walk in infinity double shower cubicle with chrome mixer shower and waterfall head, wash hand basin in vanity unit, low level flush wc with concealed cistern, chrome ladder style radiator, downlights to ceiling, obscure double glazed side window.

Bedroom 1 (rear) 11'3" x 10'8" (3.43 x 3.26)
Having fitted luxury wardrobes, fitted dressing table, PVCU double glazed window, radiator, coving.

Bedroom 2 (front) 13'1" x 9'11" (4.0 x 3.03)
Having fitted double wardrobe, fitted single wardrobe, bridging wall unit, fitted dressing table, PVCU double glazed window, radiator.

Bedroom 3 (front) 7'10" x 7'2" (2.39 x 2.19)
Having UPVC double glazed window, radiator.

Outside

Enclosed Rear Garden
Having established lawn, paved patio, water tap.

Front Garden
Having block paved driveway with parking for two to three cars.

Garage 14'6" x 7'7" (4.42 x 2.32)
Having up and over door, door to kitchen.

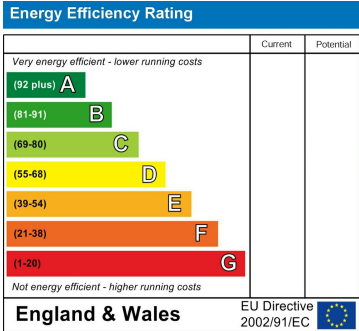
Area Map



Floor Plans



Energy Efficiency Graph



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