



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.



Profiles Estate Agents



Profiles Estate Agents



Profiles Estate Agents

Having composite double glazed door with adjacent double glazed side window. Amtico floor, staircase to first floor, coving, wall niche.

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.

Having electric fire, UPVC double glazed bay window, radiator.

Having twin UPVC double glazed french doors, adjacent windows, radiator, laminate floor, vaulted ceiling with twin vellux roof lights.

Having linen cupboard, PVCU double glazed side window, coving, roof void access.

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.

Having fitted luxury wardrobes, fitted dressing table, PVCU double glazed window, radiator, coving.

Having fitted double wardrobe, fitted single wardrobe, bridging wall unit, fitted dressing table, PVCU double glazed window, radiator.

Having UPVC double glazed window, radiator.

Having established lawn, paved patio, water tap.

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

Having up and over door, door to kitchen.

A map snippet from Google Maps showing the location of the Triumph Factory Visitor Experience. The location is marked with an orange pin in the town of Hinckley. To the west is the village of Wykin, and a road labeled A47 runs north-south. The map also shows a road labeled B590 to the southeast. The Google logo and copyright notice 'Map data ©2025 Google' are visible at the bottom.

[illegible]

Energy Efficiency Rating		Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p><i>Not energy efficient - higher running costs</i></p>		64	77
<p>England & Wales</p>		EU Directive 2002/91/EC	

28-30 New Buildings, Hinckley, Leicestershire, LE10 1HW
Tel: 01455 613555 Email: profilesea@aol.com <https://www.profiles-estates.co.uk>