



3 Granby Close

, Hinckley, LE10 0PN

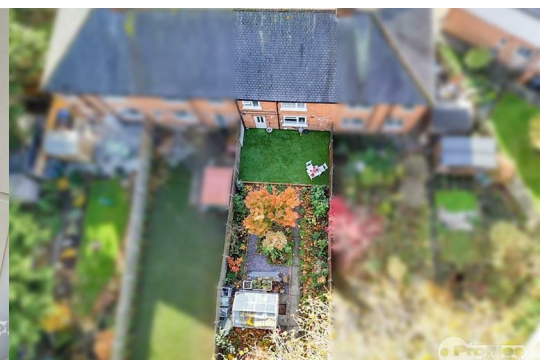
Offers In The Region Of £210,000



An immaculately presented 2 double bedroom mid terraced house. The property has the additional benefits of gas central heating (condensing combination boiler), PVCu double glazed, magnificent spacious breakfast kitchen/ dining room with polished solid granite work surfaces, guest cloakroom, well appointed lounge, luxury bathroom with full suite inclusive of a separate walk in infinity mixer shower, off road parking and established rear garden.

Ideally located, within walking distance of Hinckley town centre and all local amenities. The property is accessible for commuting to all major road links such as the A5, M69, M1 and M6.

MUST BE VIEWED.



Reception hall. 3'5" x 3'3". (1.05 x 1.01.)
Staircase to the first floor, obscure double glazed composite front door and smoke alarm.

Spacious lounge (front). 15'7" x 12'9". (4.77 x 3.91.)
PVCu double glazed window, laminate floor, radiator, an electric fire in an attractive surround with twin alcoves and under stair cupboard.

Spacious modern breakfast kitchen/dining room 16'3" x 9'10". (4.96 x 3.02.)
Recessed sink, range of attractive base and wall units (6 base, pan drawers, tall cupboard and 2 wall units), finished in high gloss white, further tall cupboard housing the combination gas fired boiler (Valliant), polished solid granite work surfaces, split level induction hob, electric fan assisted oven, laminate floor, downlights to the ceiling, plumbing for a washing machine and radiator.

Walk in pantry.
Guest cloakroom. 5'2" x 2'5". (1.60 x 0.76.)
Suite in white, low flush wc, wash hand basin, chrome ladder style radiator, extractor fan and laminate floor.

First floor landing. 9'3" (max) x 7'10" (max). (2.82 (max) x 2.40 (max).)
Roof void access, radiator and smoke alarm.

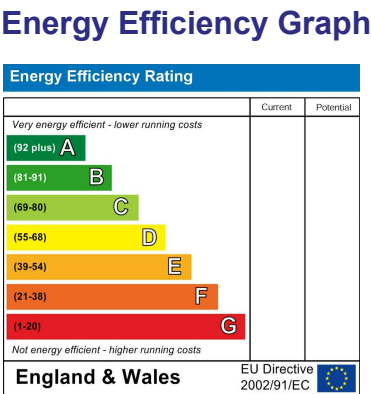
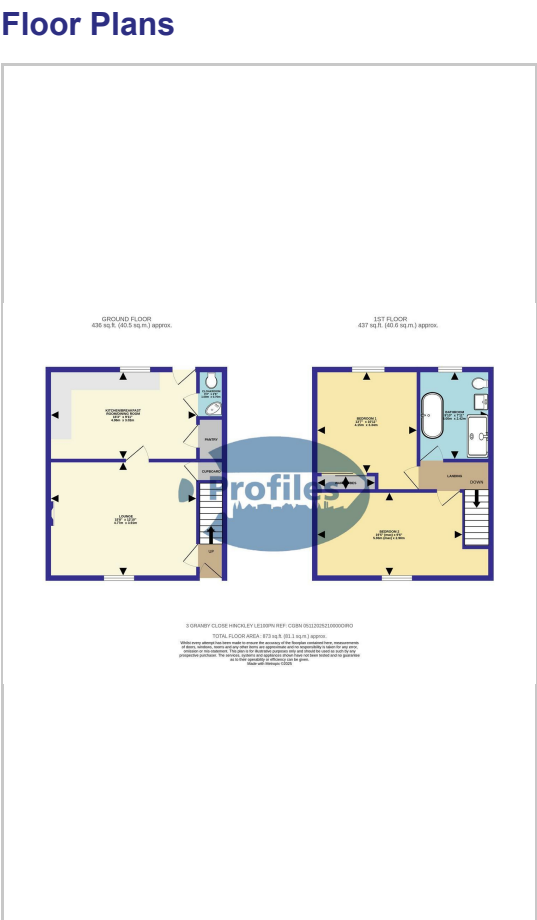
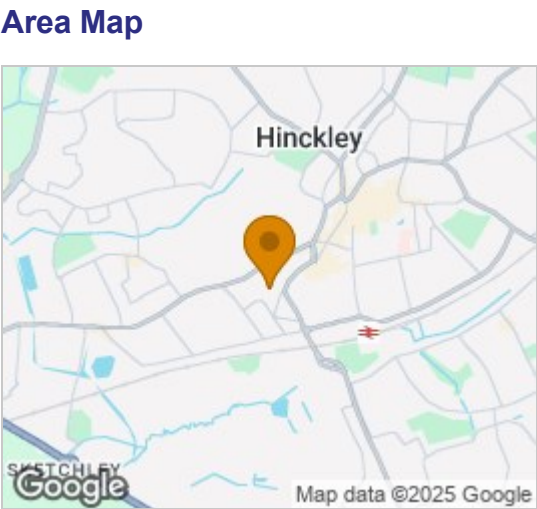
Bedroom 1 (rear). 13'7" x 10'11". (4.15 x 3.34.)
Fitted double wardrobe, PVCu double glazed window, radiator and laminate floor.

Bedroom 2 (front). 19'5" (max) x 9'6" (max). (5.93 (max) x 2.90 (max).)
PVCu double glazed window, radiator and laminate floor.

Luxury spacious bathroom (rear). 9'10" x 7'11". (3.00 x 2.42.)
Full suite in white, claw foot free standing bath, wash hand basin in vanity unit with a range of high gloss base units, low flush wc with a concealed cistern, walkin separate infinity shower with mixer shower, extractor fan, ceramic tiled floor and ladder style radiator.

Outside.
Low maintenance front garden with off road parking.

Established picturesque rear garden, artificial lawn, mature shrubs and bushes, water and green house.



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