



101 Clifton Way

, Hinckley, LE10 0UZ

Offers In The Region Of £240,000



A spacious well appointed 3 bedroom extended semi detached house.

The property has the additional benefits of gas central heating (condensing combination boiler), PVCu double glazed, cavity wall insulation, dining room extension, spacious breakfast kitchen, attractive lounge, modern bathroom with shower, enclosed picturesque rear garden, front garden, 2 car driveway etc.

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

MUST BE VIEWED.



Reception hall. 4'7" x 3'10". (1.42 x 1.19.)

Obscure PVCu double glazed door.

Attractive lounge (front). 15'0" m x 14'5" m. (4.58 m x 4.40 m.)

PVCu double glazed bay window, laminate floor, spindle balustrade to the staircase, attractive wall panelling, radiator, coving and smoke alarm.

Spacious Breakfast Kitchen. 14'11" x 9'3". (4.57 x 2.82.)

Range of attractive base and wall units (9 base and 7 wall), associated work surfaces, split level gas hob, electric (fan assisted) oven, extractor hood, ceramic wall tiling, laminate floor, ladder style radiator ,PVCu double glazed window and plumbing for a washing machine.

Extended dining room (rear). 10'7" x 9'10". (3.25 x 3.02.)

Laminate floor, PVCu double glazed window, radiator and PVCu double glazed French doors.

First floor landing. 10'5" (max) x 5'10" (max). (3.19 (max) x 1.79 (max).)

Roof void access, linen cupboard with a wall mounted gas fired condensing combination boiler (Vaillant Eco Pro 28) and smoke alarm.

Bedroom 1 (front). 11'11" x 8'8". (3.65 x 2.65.)

PVCu double glazed window, radiator, fitted wardrobe and wall unit.

Bedroom 2 (rear). 9'2" x 8'8". (2.81 x 2.65.)

PVCu double glazed window, radiator and fitted cupboard.

Bedroom 3 (front). 9'1" (max) x 5'11" (max). (2.77 (max) x 1.82 (max).)

PVCu double glazed window and radiator.

Modern bathroom (rear). 6'1" x 6'0". (1.86 x 1.83.)

Full suite in white, panel bath with chrome mixer shower, wash hand basin in vanity unit with 2 base doors finished in high gloss, low flush wc, obscure PVCu double glazed window, chrome ladder style radiator and downlights to the ceiling.

Outside.

Front garden with 2 car driveway.

Enclosed rear garden with artificial lawn, feature decking, water tap and gated side access.

Area Map



Floor Plans



Energy Efficiency Graph

Energy Efficiency Rating

Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

EU Directive 2002/91/EC

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