



wards
Residential

18 Walcote Close, Hinckley, LE10 0YF
£190,000

Freehold

No Chain. A charming two-bedroom mid-terrace situated on a popular residential development within close proximity of shops, doctors' surgery, railway station, local parks and major road links including the M69 and A5. The accommodation comprises of an Entrance Porch, Kitchen and Living Room. First Floor Landing, Two Bedrooms and Family Bathroom. Externally, allocated off road parking and a good-sized rear Garden. Gas fired central heating and UPVC double glazing.

Entrance Porch

Entering the property through a UPVC glass panelled front door and UPVC double glazed window to the front elevation.

Lounge

4.2 x 3.98 Metres

With an inset gas fire and feature surround, UPVC double glazed window to the front elevation, housing the stairs to the first floor and carpeted flooring.



Kitchen/Diner

4.2 x 2.76 Metres

Fitted with wooden wall and base units with contrasting work surfaces, freestanding cooker, stainless steel sink and drainer, plumbing for a washing machine and dishwasher with tiled splashbacks. UPVC double glazed window and back door to the rear elevation.



Landing

Access to the loft and airing cupboard housing the new combi boiler.

Bedroom 1

3.34 x 3.19 Metres

Spacious double bedroom with a large UPVC double glazed window to the front elevation, fitted wardrobe and carpeted flooring.

Bathroom

1.86 x 1.78 Metres

Fitted with a three-piece white suite comprising low flush WC, pedestal sink and bath with electric shower over. Tiled surrounds and UPVC double glazed window to the rear elevation.





Bedroom 2

2.76 x 2.25 Metres

Second bedroom with UPVC double glazed window to the rear elevation, fitted double wardrobe and carpeted flooring.



Outside

The property is nicely situated in the close and set back from the road with allocated parking. A good-sized rear garden with mature planting, patio areas and timber fencing, offering scope for further landscaping.

EPC Rating - C (69)

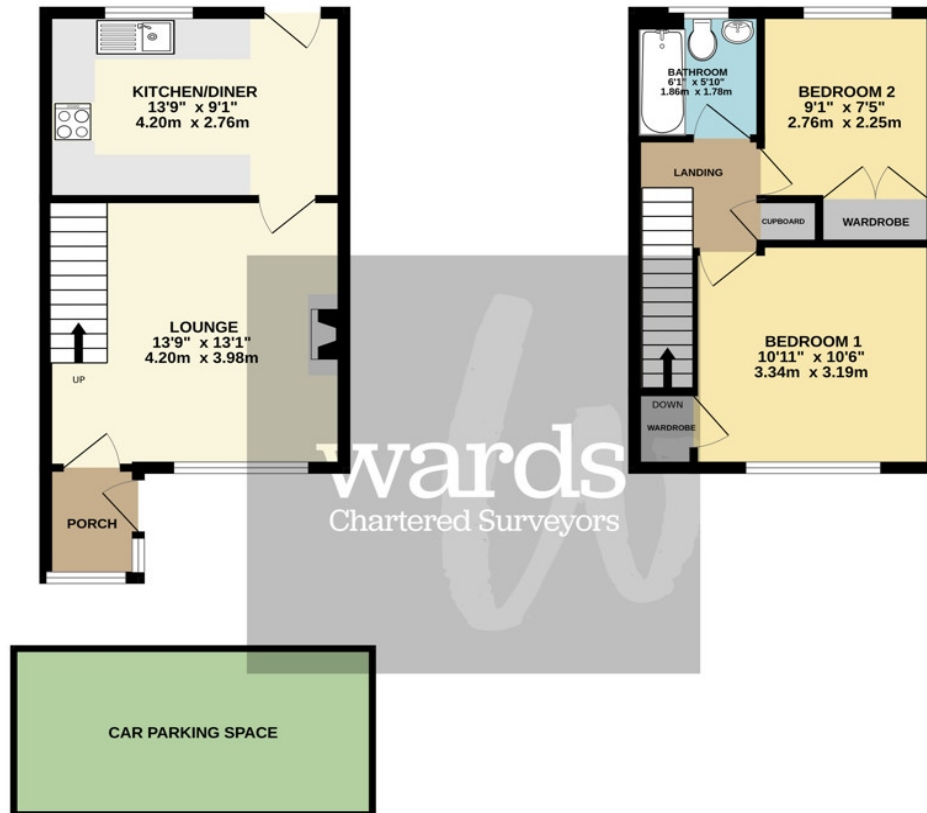
Council Tax Band - B

Call 01455 251771 to make an appointment to view this property



GROUND FLOOR
324 sq.ft. (30.1 sq.m.) approx.

1ST FLOOR
302 sq.ft. (28.1 sq.m.) approx.



WALCOTE CLOSE HINCKLEY LE10 0YF REF: CGB29052012 (5)JML

TOTAL FLOOR AREA: 626 sq.ft. (58.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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