



**10 Juno Close, Hinckley, LE10 0WH**

**£255,000**



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**\*\*\* EXCELLENT CORNER PLOT WITH OPPORTUNITY TO EXPAND \*\*\* RH**

Homes and Property are very please to offer this modern and really well presented Jelson built three bedroom semi-detached house on the edge of the popular Hollycroft development on a no through road with excellent plot, space, and future opportunity to the side of the home, and into the catchment area of a number of local schools for all ages. The house has been attractively decorated and comprises an Entrance Hallway, Downstairs WC, Lounge, Breakfast Kitchen, Conservatory, Landing, Three Bedrooms, and Family Bathroom. Outside there are attractive front and rear gardens, with gated off road parking and further development opportunity to the corner plot location. The property also benefits from UPVC double glazing and gas central heating.

Council Tax - C

### Entrance Hall

6'10 x 16'4 overall (2.08m x 4.98m overall)  
With composite door to the front aspect.

### Downstairs WC

2'10 x 5'9 (0.86m x 1.75m)  
Having a two piece white suite comprising low flush WC and corner wash hand basin and splashback tiles, radiator, and UPVC double glazed window to the front aspect.

### Breakfast Kitchen

8'9 x 11'11 (2.67m x 3.63m)  
Being fitted with a good range of wall and base level units with working surfaces over and tiled splashbacks, free standing dishwasher, plumbing for washing machine, an inset stainless steel sink and drainer, four ring gas hob with hood over and oven under, ceiling extractor, radiator, Glowworm combination boiler house in matching cupboard unit, and UPVC double glazed window to the front elevation.

### Lounge

16'0 x 12'6 overall (4.88m x 3.81m overall)  
With a focal point electric fire set in a wood surround, understairs cupboard access, radiator, and UPVC double glazed window and French doors to the rear aspect.





### Conservatory

9'11 x 8'10 overall (3.02m x 2.69m overall)

Having a ceiling light and fan, mirror effect UV solar film on the internal ceiling, vinyl tiled flooring, and being one-third brick and UPVC double glazed construction with French doors opening to the side elevation.

### Landing

Having a hatch to the loft (partboarded with ladder and power).

### Bedroom One

8'10 x 13'6 (2.69m x 4.11m)

Having a radiator and UPVC double glazed window to the rear aspect.



### Bedroom Two

8'10 x 11'11 (2.69m x 3.63m)

Having a radiator and UPVC double glazed window to the front elevation.

### Bedroom Three

6'11 x 9'3 (2.11m x 2.82m)

Having a radiator, fitted mirror fronted wardrobes, and UPVC double glazed window to the rear aspect.



### Family Bathroom

6,10 x 8'0 overall (1.83m,3.05m x 2.44m overall)

Having a three piece white suite comprising bath with thermostatic shower over and screen, extractor, shaver socket, part tiled surround, vinyl flooring, airing cupboard access, heated chrome towel rail, and UPVC double glazed window to the front aspect.

### Outside

To the front is a lawned garden and slabbed walkway to the front entrance door, Running adjacent to the property is a tarmac tandem driveway with fencing surround and iron security gate. Also, there is a further corner plot lawned area for potential to incorporate for future expansion and development to the properties qualities.



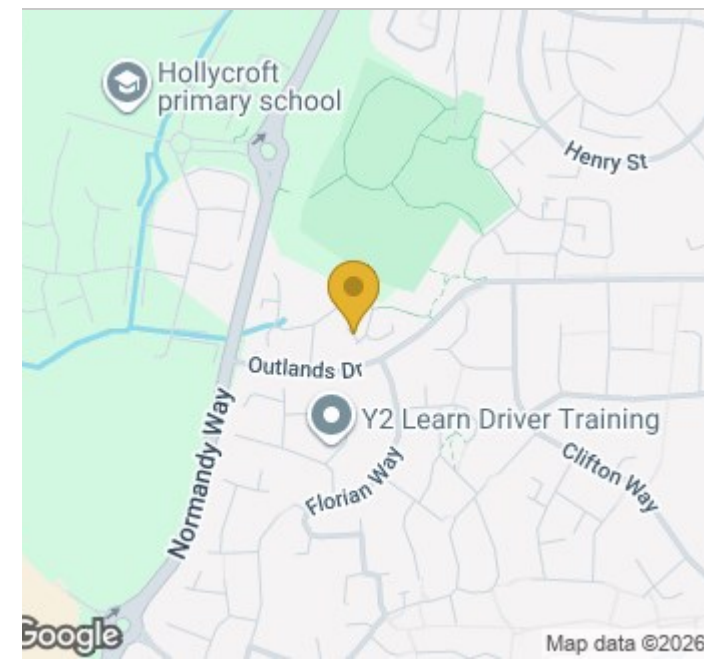
At the rear is a lawned garden area with slabbed patio and timber shed surrounded by established plant and shrub borders.



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Total Area: 85.2 m<sup>2</sup> ... 917 ft<sup>2</sup>

All measurements are approximate and for display purposes only



Leaving Hinckley along Lower Bond Street, at the traffic lights (by the former police station) turn left and proceed down Hollycroft (proceed past Hollycroft Park and take a left turning onto Westray Drive, continue to the bottom taking a right turn at the T-junction onto Outlands Drive. Follow the road along and eventually take a right turn onto Mulberry Way, take the right fork in the road and following along until the next right for Juno Close where the property is situated on the right hand side - identified by the RH Homes And

## Viewing

Please contact our RH Homes and Property Office on 01455 633244 if you wish to arrange a viewing appointment for this property or require further information.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		77	78
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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