



# 84 Clifton Way

, Hinckley, LE10 0UZ

Offers In The Region Of £215,000



A two bedroomed, semi-detached house in popular location, additional benefits of gas central heating (condensing combination boiler) PVCu double glazing, modern fitted breakfast kitchen/dining room, spacious lounge, modern bathroom with mixer shower, PVCu fascia and soffit boards.

Ideally located close to all local amenities, including local shops, schools and regular transport services.

The is accessible for commuting to all major road links, such as the A5,M69,M6 and M1.

MUST BE VIEWED.

NO CHAIN.



### Fully enclosed porch. 3'1" x 3'1" (0.96 x 0.95)

Obscure PVCu double glazed side windows and PVCu double glazed door.

### Spacious lounge (front). 14'0" x 14'0". (4.28 x 4.27.)

Open plan easy tread staircase, PVCu double glazed window, PVCu double glazed side window, smoke alarm, radiator, feature live gas fire in an attractive surround with a raised hearth.

### Modern fitted breakfast kitchen/Dining room (rear) 14'0" x 8'6" (4.27 x 2.61)

Stainless steel sink, range of attractive base and wall units (4 base units inclusive of pan drawers and 8 wall units) finished in high gloss white, associated work surfaces, polished ceramic floor tiling, split level gas hob, electric (fan assisted) oven, extractor hood, ceramic wall tiling and PVCu double glazed window.

### First floor landing. 6'1" x 4'9". (1.86 x 1.47.)

Line cupboard with a wall mounted gas fired condensing combination boiler ( Vaillant Eco Tec Pro 24), roof void access hatch, smoke alarm, PVCu double glazed side window and double central heating radiator.

### Bedroom 1 (front). 14'0" x 10'11". (4.27 x 3.35.)

PVCu double glazed window and radiator.

### Bedroom 2 (rear). 11'11" x 7'8". (3.65 x 2.35.)

PVCu double glazed window and radiator.

### Modern bathroom (rear). 6'6" x 6'1". (2.00 x 1.86.)

Full suite in white, P shaped bath with chrome mixer shower with a side glazed screen, wash hand basin, low flush wc, ceramic wall tiling, chrome ladder style radiator, ceramic tiled floor and obscure PVCu double glazed window.

### Outside.

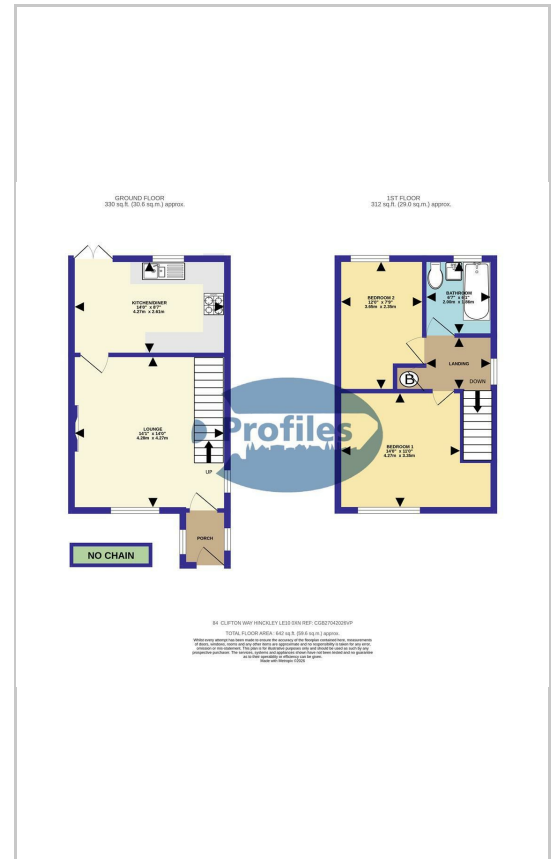
Front garden with block paved driveway and side gated access.

Enclosed tiered secluded rear garden with lower patio area and raised lawn.

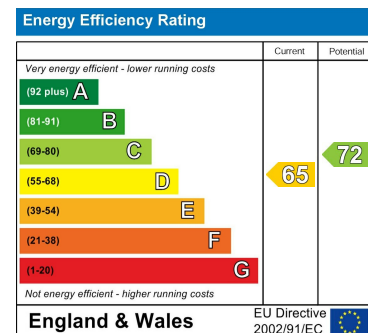
## Area Map



## Floor Plans



## Energy Efficiency Graph



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