



# 35 Wensum Close

, Hinckley, LE10 0XH

Offers In The Region Of £240,000



A immaculately presented, show standard, three bedroomed, semi-detached house overlooking playing fields to rear. Additional benefits of PVCu double glazing, gas fired central heating (combination boiler), spacious lounge / dining room, modern kitchen, bathroom with shower, Victorian style conservatory, two car driveway,

The property is ideally located close to all local amenities and accessible for commuting to all major road links, such as the A5, M69, M1 and M6.

NO CHAIN.

MUST BE VIEWED.



## Canopy porch

### Reception hall 8'5" x 6'0" (2.56 x 1.83)

Obscure leaded PVCu double glazed door, laminate floor, coving, radiator and smoke detector.

### Modern fitted kitchen (front) 10'5" x 8'8" (3.18 x 2.65)

Stainless steel sink unit, range of base and wall units ( 4 base and six wall), finished in soft cream, associated work surfaces, ceramic wall tiling, fitted fridge, fitted freezer, split level gas hob and electric fan assisted oven, radiator, laminate floor, PVCu double glazed window.

### Spacious lounge /dining room (rear) 18'3" max 15'11" min x 15'11" (5.55 max 4.85 min x 4.85)

PVCu double glazed French doors, radiator, down lights to ceiling, coving and electric fire in an attractive surround.

### Victorian style conservatory (rear). 13'7" (max) x 12'0". (4.15 (max) x 3.68.)

Twin double glazed hardwood French doors, hardwood double glazed windows, 2 wall light points, laminate floor, multi-pitched double glazed poly-carbonate roof and radiator.

### First floor landing 8'5" x 5'11". (2.57 x 1.81.)

PVC double glazed window, coving and roof void access with aluminium retractable ladder.

### Bedroom 1 (rear) 13'1" max 8'10" (4.0 max 2.68)

Fitted double wardrobe, PVCu double glazed window and radiator.

### Bedroom 2 (front) 11'8" min x 8'10" (3.56 min x 2.69)

Fitted double wardrobes, PVCu double glazed window and radiator.

### Bedroom 3 (rear) 9'7" x 5'11" (2.93 x 1.80)

PVCu double glazed window and radiator.

### Modern bathroom (front) 8'8" x 5'10" (2.65 x 1.78)

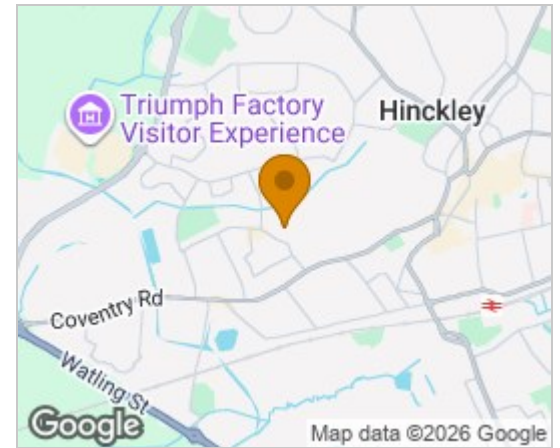
Full suite in white comprising panelled bath with electric shower, pedestal wash hand basin, low flush wc, ceramic wall tiling, extractor fan, chrome ladder style radiator, obscure PVCu double glazed window, linen cupboard off with Potterton Pro forma HE 30 combination boiler.

## Outside

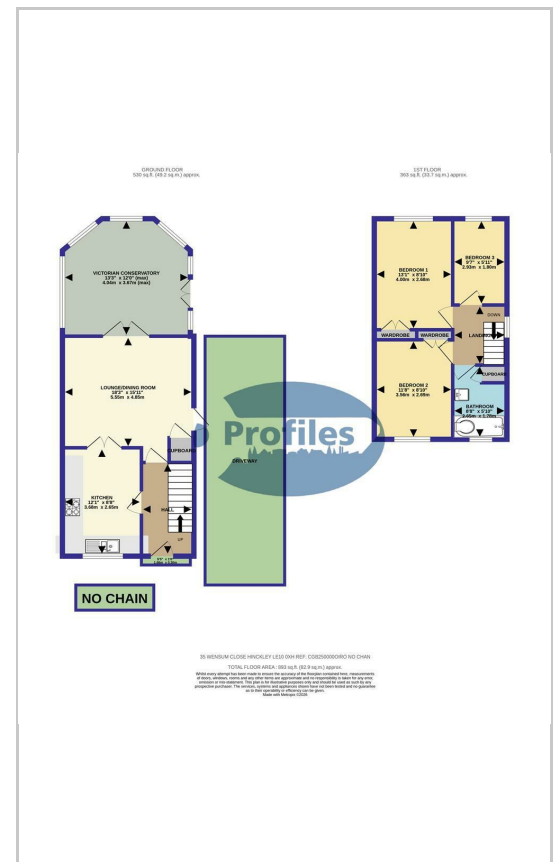
Enclosed rear garden with established lawn, paved patio, side access.

Front garden with two car driveway.

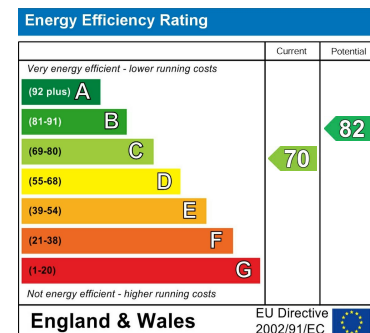
## Area Map



## Floor Plans



## Energy Efficiency Graph



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