



13 Middlefield Lane

, Hinckley, LE10 0QZ

Offers In The Region Of £369,950



An extended 3 bedroom, traditional styled, family detached house. The property offers well appointed family accommodation throughout. Additional benefits of gas central heating, PVCu double glazing, 2 reception rooms, sun lounge, bathroom with shower, established larger than average rear garden, enclosed front garden with parking for several cars, garage and carport.

Ideally located close to all local amenities, whilst being accessible for commuting to all major road links, such as the M69, M6,M1 and A5.

NO CHAIN.



Fully enclosed porch. 6'9" x 2'3". (2.08 x 0.70.)

Twin PVCu double glazed doors.

Reception hall. 12'0" x 6'9". (3.68 x 2.08.)

Georgian styled hardwood front door, radiator and understairs cupboard.

Attractive lounge (front). 15'1" (into bay) x 12'9". (4.61 (into bay) x 3.91.)

Walk-in PVCu double glazed bay window, recessed fireplace, 2 wall light points, coving, PVCu double glazed side windows and radiator.

Dining room (rear). 11'1" x 10'11". (3.40 x 3.34.)

PVCu double glazed window, room sealed gas fire with marble hearth and 1 wall light point.

Sun lounge (rear). 12'7" x 8'2". (3.85 x 2.50.)

PVCu double glazed window and radiator.

Separate wc 4'5" x 3'2" (1.35 x 0.99)

Low flush wc and obscure PVCu double glazed window.

Utility area 4'11" x 3'2". (1.50 x 0.98.)

Wall mounted gas fired central heating boiler.

Breakfast kitchen (rear). 10'11" x 8'6". (3.34 x 2.60.)

Composite sink, range of base and wall units (7 base and 3 wall), associated work surfacers, plumbing for a washing machine, radiator and PVCu double glazed windows to side and rear.

First floor landing. 8'10" (max) x 7'7" (max). (2.71 (max) x 2.33 (max).)

Obscure PVCu double glazed side window, roof void access and 1 wall light point.

Bedroom 1 (front). 15'1" (into bay) x 12'9". (4.60 (into bay) x 3.91.)

Walk-in PVCu double glazed bay window, full length fitted double wardrobes (2 double and 1 single), coving and radiator.

Bedroom 2 (rear). 11'5" x 10'9". (3.48 x 3.30.)

Fitted twin double wardrobes, centre dressing table, radiator and PVCu double glazed window.

Bedroom 3 (front). 8'6" x 6'8". (2.60 x 2.05.)

PVCu double glazed window, fitted double wardrobe and radiator.

Modern bathroom. 8'3" x 7'5". (2.52 x 2.28.)

Full suite in white, panel bath with mixer shower, wash hand basin, low flush wc, chrome ladder style radiator, obscure PVCu double glazed window, attractive PVCu wall cladding and chrome ladder style radiator.

Outside.

Enclosed front garden with driveway and parking for several cars.

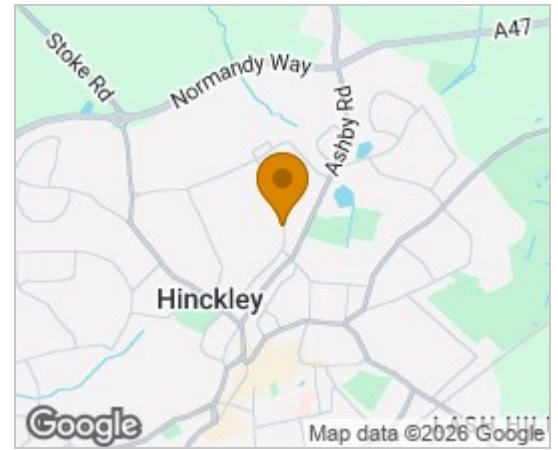
Larger than average rear garden with an established lawn, paved patio and side covered canopy (3.08m x 4.61m).

Garage. 20'0" x 9'9". (6.10 x 2.99.)

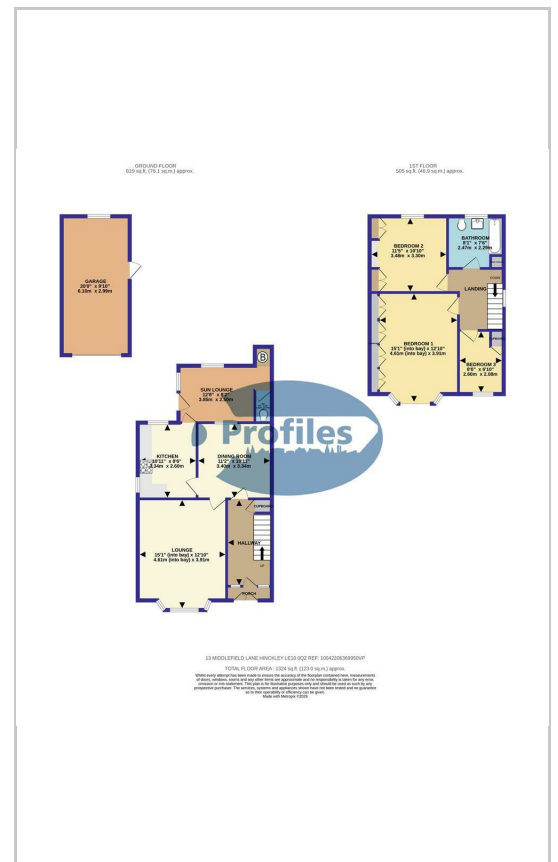
Up and over door, side window and door.

Car port.

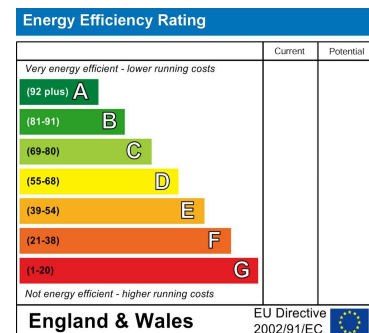
Area Map



Floor Plans



Energy Efficiency Graph



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