



24 Bunneys Meadow

, Hinckley, LE10 0FQ

Offers In The Region Of £220,000



A modern tastefully decorated, well appointed two bedroomed semi-detached house. Additional benefits of gas central heating, PVCu double glazing, modern fitted kitchen, spacious lounge/dining room, guest cloakroom, two double bedrooms, bedroom1 with fitted twin double wardrobes, modern bathroom with shower, landscaped rear garden, low maintained open plan fore garden, driveway and attached garage.

Ideally located close to local amenities and within easy commuting distance of all major road links, such as the A5, M69, M1 and M6.

MUST BE VIEWED.



Reception hall 5'10" x 2'8" (1.78 x 0.82)

Composite double glazed door, easy tread staircase via quarter landing with spindle balustrade and radiator.

Fully tiled guest cloakroom 5'10" x 2'8" (1.78 x 0.82)

Low flush w.c, wash hand basin, extractor fan and ceramic tiled floor.

Kitchen (front) 9'10" x 5'8" (2.99 x 1.73)

Stainless steel sink unit, range of base and wall units (2 base units and 3 wall), associated work surfaces, split level gas hob, electric (fan assisted) oven, ducted extractor hood, PVCu double glazed window, wall mounted gas fired Glow Worm 18hxi boiler, adjacent programmer, plumbing for washing machine, and fitted dishwasher.

Lounge/dining room (rear) 13'10" x 12'8" (4.22 x 3.85)

PVCu double window, coving, PVCu double glazed door, radiators and under stairs cupboard.

First floor landing 6'9" x 3'11" (2.07 x 1.20)

Roof void access hatch and coving.

Bedroom 1 (rear) 12'7" max 9'5" (3.83 max 2.87)

Built in twin double wardrobes, radiator and PVCu double glazed window.

Bedroom 2 (front) 10'8" x 9'10" (3.26 x 2.99)

PVCu double glazed window, radiator and airing cupboard.

Modern bathroom (side) 6'0" x 5'6" (1.83 x 1.68)

Full suite, panelled bath with electric shower, pedestal wash hand basin, low flush w.c, radiator, shaver point, extractor fan, ceramic tiled floor and downlights to ceiling.

Outside

Enclosed rear garden with feature decking, paved patio and external power point.

Open plan fore garden with water tap and driveway.

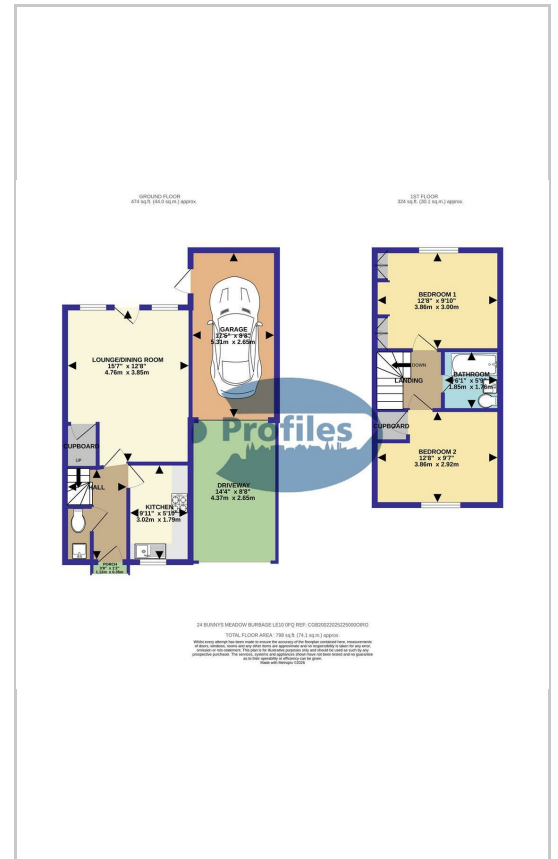
Garage 17'2" x 8'2" (5.22 x 2.48)

With up and over door, light and power.

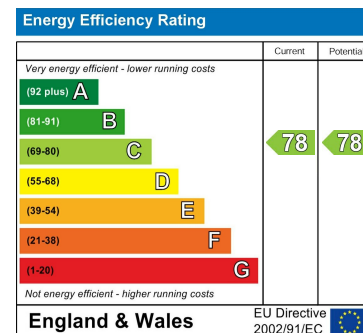
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.