



# 14 Freswick Close

, Hinckley, LE10 0RW

Offers In The Region Of £205,000



A spacious, two bedroomed, extended, semi-detached house occupying a corner commanding position, located at the head of a quiet cul de sac. Additional benefits of PVCu double glazing, gas fired central heating (condensing combination boiler), kitchen extension, spacious dining room, attractive lounge, luxury bathroom with shower, double width driveway, enclosed rear garden, fore garden and home office.

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

VIEWING ESSENTIAL.

NO CHAIN.



### Attractive dining room (front) 12'6" x 10'0" (3.80 x 3.04)

PVCu double glazed window, staircase with spindle balustrade, smoke alarm, radiator and composite double glazed door.

### Extended kitchen (front) 15'0" x 6'4" (4.56 x 1.92)

PVCu double glazed window, UPVC double glazed rear door and window, split level gas hob and electric fan assisted oven, extractor hood, range of base and wall units, integral breakfast bar, fitted fridge, fitted dishwasher, ceramic tiled floor, radiator, wall mounted gas fired condensing combination boiler (Baxi 824 Combi 2),

### L-shaped lounge (rear). 14'8" (max) x 12'4" (max). (4.48 (max) x 3.76 (max).)

PVCu double glazed patio doors, radiator, coving, feature gas fire in an attractive surround with a marble hearth.

### First floor landing. 6'3" x 6'0" (1.93 x 1.85)

PVCu double glazed picture window, roof void access and linen cupboard.

### Bedroom 1 (front) 12'6" max x 11'9" max (3.80 max x 3.58 max)

Fitted twin double wardrobes, radiator, PVCu double glazed window, twin bed base units and fitted dressing table.

### Bedroom 2 (front) 12'9" max x 5'11" max (3.91 max x 1.82 max)

PVCu double glazed window, radiator and double wardrobe.

### Fully tiled modern bathroom (front) 6'3" mx 4'11" (1.90 mx 1.50)

Full suite in white comprising P shaped bath with electric shower and side glazed screen, wash hand basin in vanity unit, low flush w.c, chrome ladder style central heating radiator, obscure UPVC double glazed window, down lights to ceiling and tiled floor.

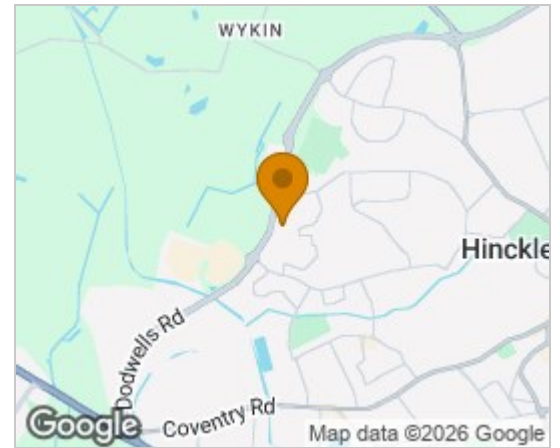
### Outside

Enclosed rear garden with established lawn, paved patio, double width driveway.

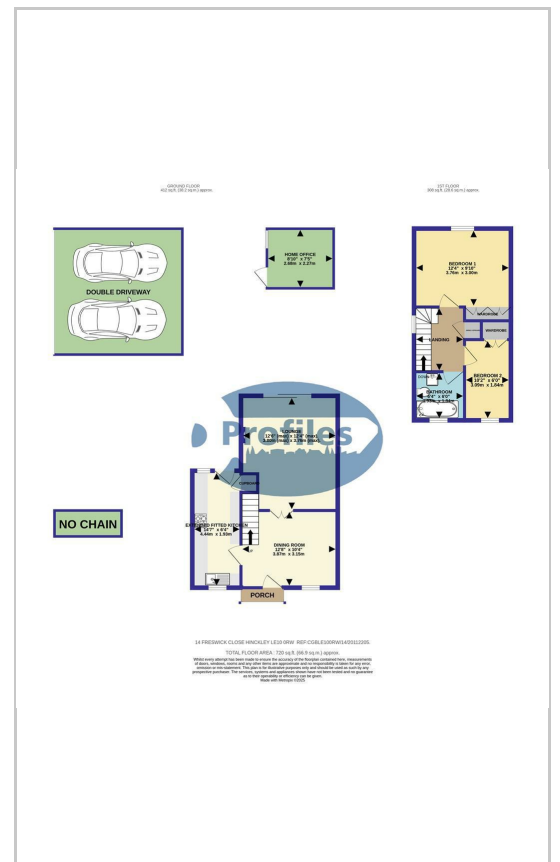
### Home office. 8'7" x 7'9" (2.61 x 2.35)

Brick constructed with pitched roof, light and power, PVC double glazed window and door.

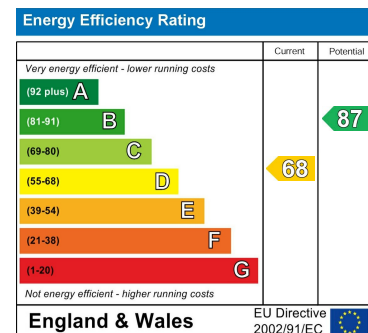
### Area Map



### Floor Plans



### Energy Efficiency Graph



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