



10 MORAY CLOSE, HINCKLEY, LE10 0UY

£250,000

Well presented three bedroom semi detached family home. Set well back from the road in a sought after and convenient cul de sac location within walking distance of a parade of shops, doctors surgery, Battling Brook school, public houses, the town centre, The Crescent, train and bus stations and good access to major road links. Benefiting from laminate wood strip flooring, white panelled interior doors, feature fireplace, modern kitchen and bathroom, gas central heating and UPVC SUDG. Offers entrance hallway, lounge diner and kitchen. 3 bedrooms and family bathroom. Driveway to front and sunny enclosed rear garden with garage. Carpets, blinds and dishwasher included.



TENURE

Council Tax Band C

EPC C

ACCOMMODATION

UPVC SUDG front door leading to

ENTRANCE HALLWAY

With stairway to first floor, radiator and laminate wood strip flooring. Door to under stairs storage cupboard which houses the meters and the consumer unit. White panelled interior door to

'L' SHAPE LOUNGE/DINING ROOM

21'1" x 12'5" max (6.43 x 3.79 max)

With a feature fireplace incorporating a gas fire with a stone hearth and backing and wooden mantle above. Radiator, laminate wood strip flooring and UPVC SUDG door to the rear garden. Opening to



KITCHEN TO REAR

9'4" x 7'11" (2.87 x 2.42)

With a range of grey floor standing cupboard units with roll edge working surface above and an inset drainer sink with mixer tap. There is a integrated oven with electric hob and extractor above. Tiled splashback. There is space for a washing machine, fridge freezer and the dishwasher is included. A further range of matching wall mounted cupboard units one housing the Baxi combination boiler for central heating and domestic water. Laminate wood strip flooring and UPVC SUDG door to the side of the property.



FIRST FLOOR LANDING

With loft access and a white panelled interior door to

BEDROOM ONE TO REAR

10'2" x 10'9" (3.10 x 3.28)

With radiator.



BEDROOM TWO TO FRONT

10'5" x 7'7" (3.18 x 2.33)

With radiator and a built in double cupboard currently used as a wardrobe.



BEDROOM THREE TO FRONT

6'4" x 7'6" (1.95 x 2.29)

With radiator and a door to an over stairs storage cupboard.



BATHROOM TO REAR

6'3" x 7'8" (1.93 x 2.35)

With a panelled bath with mixer tap and shower attachments above and shower screen to side. Low level WC and vanity sink unit with cupboard beneath. Chrome heated towel rail, tiled surrounds, laminate wood strip flooring and extractor fan.

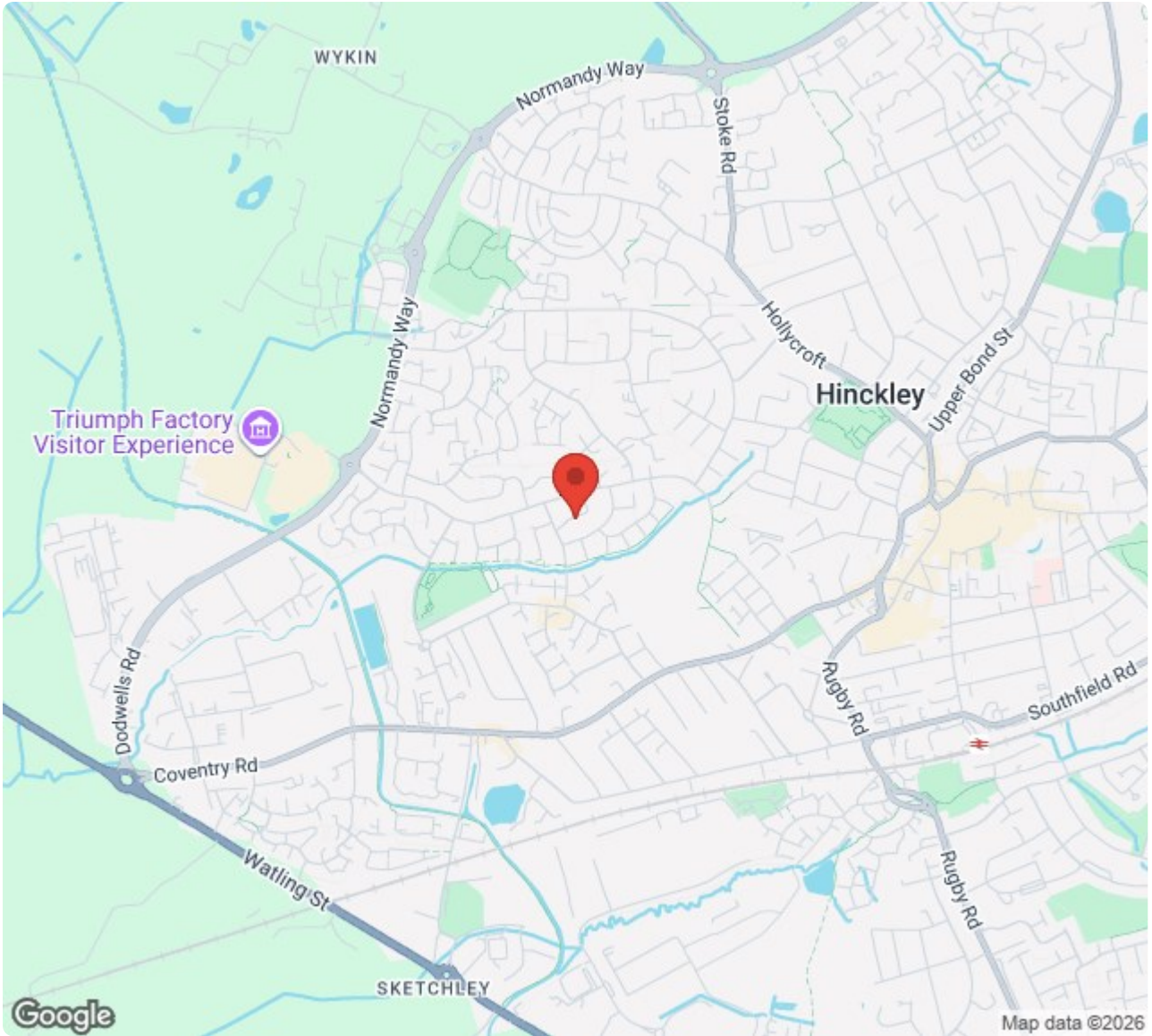


OUTSIDE

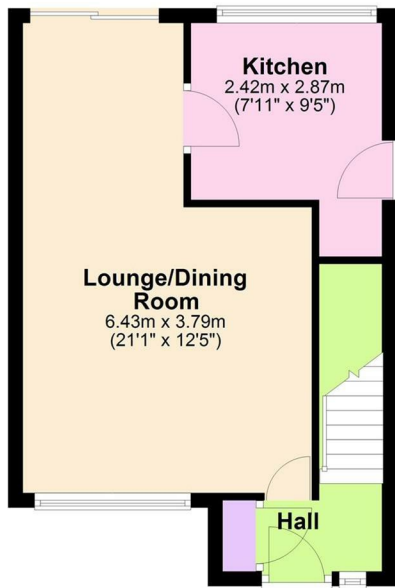
The property is nicely situated set well back from the road with a block paved driveway to front leading to a double timber gate which leads down the side of the property and offers access to the fully fenced and enclosed rear garden. With a slabbed patio adjacent to the rear of the property, and leading down the side of the garden, beyond which the remainder of the garden is principally laid to lawn. To the top of the garden there is a slate chipping children's play area and a raised decking area. There is also a single garage (5.45m x 2.42m).



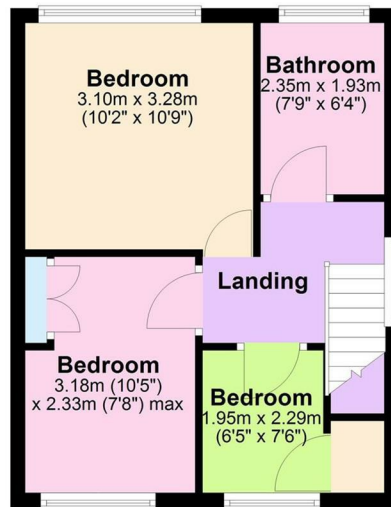




Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		69	83
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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