Scrivins & Co Sales & Lettings

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6 LOCHMORE WAY, HINCKLEY, LE10 0UN

£240,000

Attractive modern Jelson built semi-detached family home, close to a park. Sought after and convenient cul-de-sac location within walking distance of a parade of shops, Sainsbury's , doctor surgery, the town centre, The Crescent, train and bus stations, leisure centre and good access to major road links. Well presented and much improved, including white panelled interior doors, feature contemporary fireplace, modern fitted kitchen and shower room, gas central heating, UPVC SUDG and UPVC soffits and fascia's. Offers entrance porch, entrance hall, lounge, dining room, kitchen and UPVC SUDG conservatory. Three bedrooms and shower room, wide driveway to front, enclosed sunny rear garden and ample room for garage or extension (subject to planning permission). Viewing recommended, carpets included.







TENURE
Freehold
Council tax band B

ACCOMMODATION
Attractive sage green composite front door to

ENTRANCE PORCH
With built in double white storage cupboard housing the gas and electric meters. Attractive white panel and glazed door leads to entrance hallway

ENTRANCE HALLWAY
With stairways to first floor, door to front lounge

FRONT LOUNGE
11'0" x 12'10" (3.36 x 3.93)
With feature contemporary fireplace, having ornamental stone finished surround and raised marble hearth and backing, incorporating liviing flame coal effect fire, double panelled radiator, TV Aerial point, UPVC SUDG bay window to front. Feature archway to



REAR DINING ROOM
7'9" x 11'10" (2.37 x 3.61)
With double panelled radiators,. Door to useful under stairs storage cupboard with power point. Door and archway to

KITCHEN
11'7" x 5'9" (3.54 x 1.77)
Fully fitted kitchen to rear. The kitchen with a range gloss cream fitted kitchen units consisting inset double bowl single drain stainless steel sink and a mixer tap. Cupboards beneath, further match range of floor mounted cupboard units and and three drawer unit.

Contrasting walnut finished roll edged working surfaces above, tiled splashbacks, further range of wall mount cupboard units, with integrated stainless teel chimney extractor hood. Further integrated application include a large fridge. There is also a freestanding electric cookers and freezer included. Ceramic tiled flooring. Wireless nest thermostat



CONSTERVATORY
14'4" x 11'2" (4.37 x 3.41)
From the dining room. UPVC SUDG sliding patio doors lead to a large UPVC SUDG conservatory to rear. The conservatory has a ceramic tiled floor, double panelled radiator, 2 power points , ceiling mounted fan light. It has a UPVC SUDG duble glazed roof and french door leading to the rear garden.



FIRST FLOOR LANDING
Airing cupboard, house the gas condensing combination boiler for central heating and domestic hot water with a wireless nest thermostat. Loft access, which is partially boarded with lighting. Attractive white six panelled interior doors to front bedroom one.

BEDROOM ONE TO FRONT
8'6" x 11'10" (2.60 x 3.61)
With built in double wardrobe over the stairs, double panelled radiator



BEDROOM TWO TO REAR
11'6" x 9'2" (3.53 x 2.80)
With radiator



BEDROOM THREE TO REAR
5'4" x 9'4" (1.65 x 2.85)
With radiator



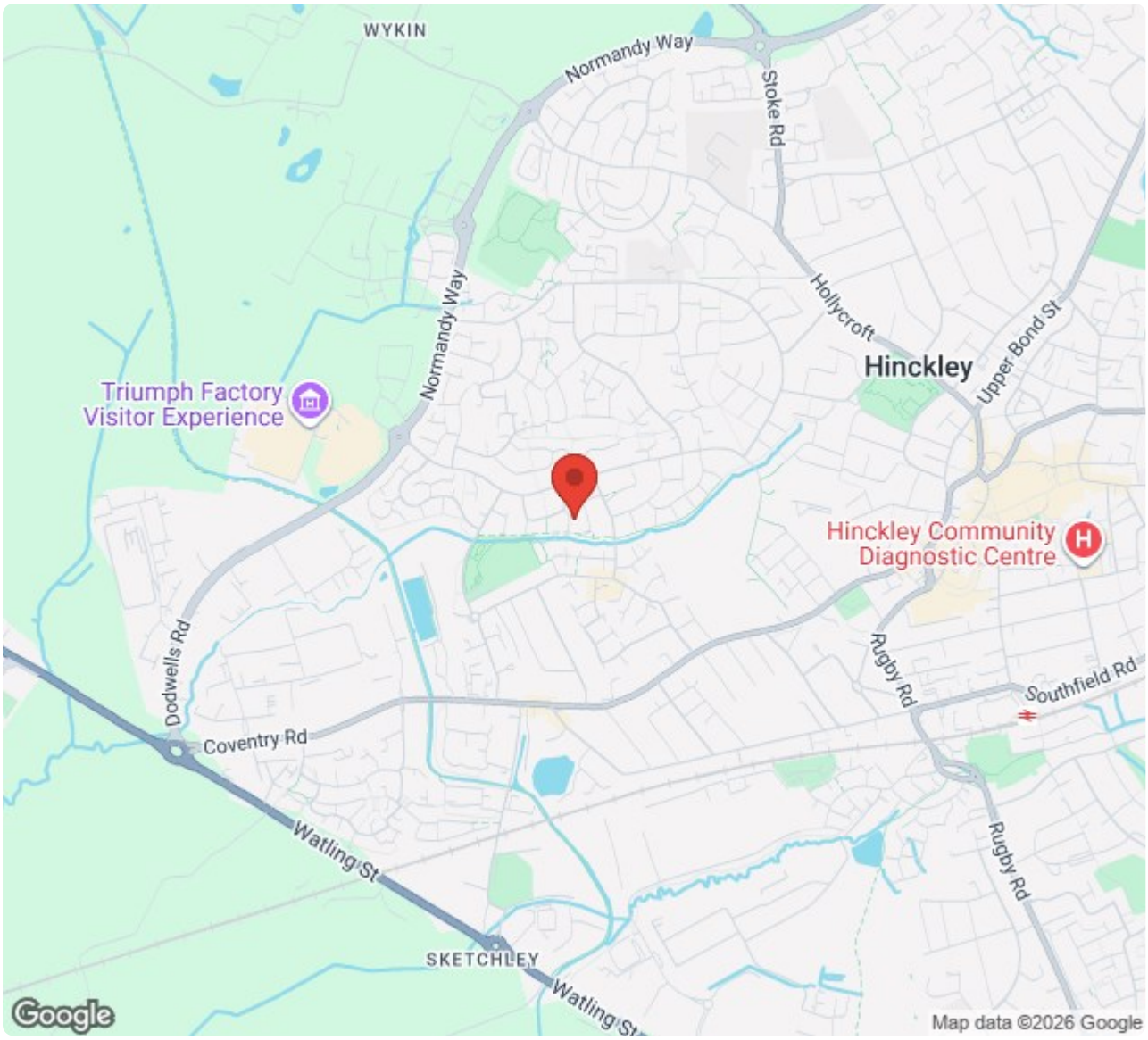
SHOWER ROOM
6'7" x 5'4" (2.01 x 1.64)
Refitted shower to side, with white suite consisting of a fully tiled shower cubicle with rain shower above and glazed shower doors.
Wall mounted sink with gloss white drawers beneath, illuminated mirror fronted bathroom cabinet above. Low level WC. Contrasting fully tiled surrounds including the flooring, chrome heated tower rail and inset celling sport lights



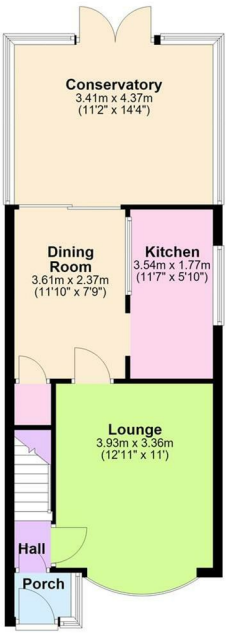
OUTSIDE
The property is nicely situated towards the head of the cul-de-sac set back from the road,. Having a full width resin and bock paved driveway to front. The block paved driveway extends down the side of the property, offering ample car parking. There is ample room for a garage extension subject to panning permission. A timber gate offers access to the fully fenced enclosed rear garden, which has a full width slabbed patio adjacent to the rear of the property, beyond which the garden is principally laid to lawn with surrounding raised beds and borders. The garden has a sunny aspect. There is also an outside tap to the side of the property and an electric car charging point.



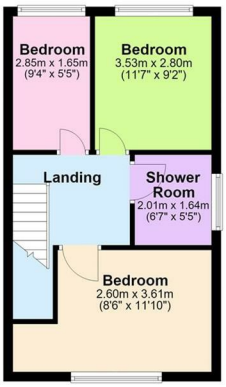


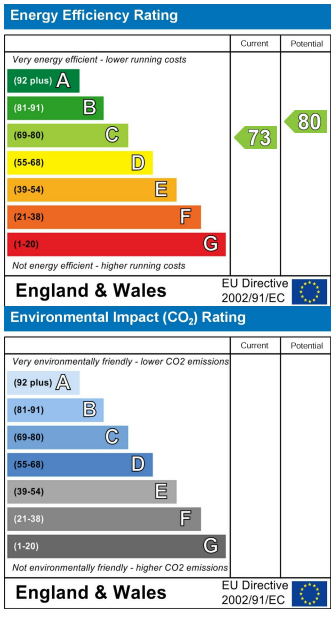


Ground Floor



First Floor





naea | propertymark PROTECTED

arla | propertymark PROTECTED

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