

31 St. Francis Close, Hinckley, LE10 0PU

£244,995

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HOMES & PROPERTY

*** NO CHAIN *** RH Homes is pleased to offer this modern three bedroom family home in good proximity to travel routes, super markets and Hinckley Town Centre itself. The house briefly comprises Entrance Hall, Downstairs WC, Open Lounge/Dining Area, Kitchen, Landing, Three Bedrooms, and Family Bathroom. Situated on the Kings Park Development in Hinckley and built by reputed local builders Cartwright Homes. The property also benefits from gas fired central heating, UPVC double glazing, front and rear gardens, allocated parking, and solar panels. *** NO CHAIN ***







Council Tax - B

Entrance Hall
3'7 x 6'0 (1.09m x 1.83m)
With radiator and composite door to the front aspect.

Downstairs WC
3'0 x 6'0 (0.91m x 1.83m)
Having a two piece white suite of low flush WC and wash hand basin, radiator, and UPVC double glazed window to the front aspect.

Lounge/Dining Area
11'10 x 26'7 overall (3.61m x 8.10m overall)
Having great open plan space of the full house length, understairs cupboard access, two radiators, UPVC double glazed window to the front, and UPVC double glazed French doors to the rear garden.



Kitchen
6'1 x 8'0 (1.85m x 2.44m)
Being fitted with a good range of modern gloss fronted wall and base level units, upstands, and having a roller shutter shelving store, an inset four ring gas hob and hood over, eye level oven, stainless steel sink and drainer, integrated fridge/freezer, dishwasher, and washing machine, baxi combination boiler in matching gloss unit, radiator, tiled flooring, and UPVC double glazed window to the rear elevation.





Landing
with radiator, loft hatch access, and airing cupboard.

Bedroom One
8'1 x 14'1 (2.46m x 4.29m)
With radiator and UPVC double glazed window to the rear aspect.













Bedroom Two
7'7 x 12'2 (2.31m x 3.71m)
With radiator and UPVC double glazed window to front aspect.

Bedroom Three
6'4 x 10'11 (1.93m x 3.33m)
With radiator and UPVC double glazed window to the rear elevation.

Family Bathroom
6'9 x 6'1 (2.06m x 1.85m)
Having a three piece white suite of low flush WC and wash hand basin set in gloss fronted vanity units, and bath with thermostatic rainfall shower above and screen, part tiled surround, heated chrome towel rail, shaver socket, extractor, and UPVC double glazed window to the front elevation.

Outside
To the front is a block paved allocated parking space at the front of the home and set within several comunal/visitors parking spaces in the close. The home has a front garden of established and cultivated hedge and shrubs with a slabbed path leading to the front door.

The rear of the property has a mainly lawned garden with slabbed patio, timber shed, and timber gate for access from the rear garden walkway.

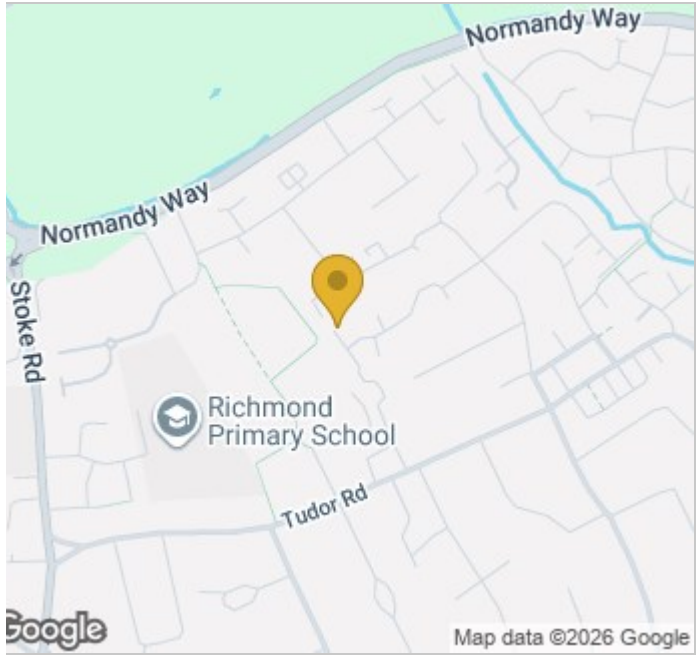
Service Charge
Property is subject to a £200 per annum service charge made payable to Ward Surveyors in Hinckley.



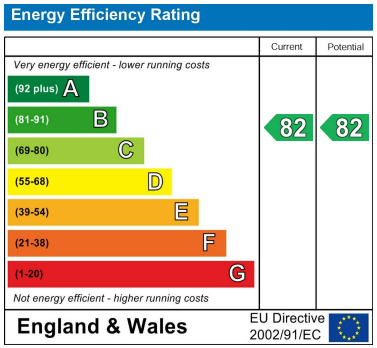
31, St Francis Close, Hinckley, LE10 0PU

Total Area: 79.5 m² ... 856 ft²

All measurements are approximate and for display purposes only



Leaving Hinckley along the Ashby Road, take a left turn at the traffic lights onto the Normandy Way perimeter road, having just passed Morrisons supermarket on your left , turn left at the roundabout onto Stoke Road, then left again onto Tudor Road, where St Francis Close is situated on the left hand side. For SATNAV users the postcode of the property is LE10 0PU



Viewing

Please contact our RH Homes and Property Office on 01455 633244
if you wish to arrange a viewing appointment for this property or require further information.

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