



**18 Lochmore Close, Hinckley, LE10 0TY**  
£230,000 Freehold

  
**MARTIN&CO**

# Lochmore Close, Hinckley

3 Bedrooms, 1 Bathroom

£230,000

- A THREE BEDROOM SEMI DETACHED HOME
- HOLLYCROFT ESTATE
- ELECTRIC HEATING AND DOUBLE GLAZED
- TWO RECEPTION ROOMS
- MODERN KITCHEN
- THREE BEDROOMS AND A DRESSING

AN EXTENDED THREE BEDROOM SEMI DETACHED HOME IN HOLLYCROFT, HINCKLEY. Comprising entrance porch/hallway, lounge, dining room, kitchen. First floor three bedrooms, dressing room and family bathroom. Electric heating and double glazed. Front driveway and garage. Rear garden and patio. NO CHAIN!



PORCH AND HALLWAY Entrance porchway leading into

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D		
39-54	E	40 E	
21-38	F		



the hallway. Stairs to the first floor and entrance to the lounge.

**FRONT LOUNGE** 10' 9" x 12' 10" (3.3m x 3.92m) Front lounge having a carpeted floor and decorated in a neutral colour. uPVC double glazed window over looking the front of the home.

**REAR DINING ROOM** 7' 6" x 11' 6" (2.3m x 3.52m) Rear dining area with access to the kitchen and lounge. uPVC double glazed window over looking the rear garden.

**KITCHEN** 5' 11" x 11' 10" (1.81m x 3.63m) Rear modern kitchen comprising electric ovens and hob, washing machine and dish washer. Access to the rear garden.

**LANDING** Providing access to all bedrooms and bathroom

**FRONT BEDROOM** 12' 0" x 8' 5" (3.68m x 2.58m)

Double bedroom over looking the front of the home. Decorated in a neutral colour.

**DRESSING ROOM** 6' 11" x 9' 0" (2.12m x 2.76m) Accessed from the main bedroom and located above the garage. Having dual aspect.

**REAR BEDROOM** 5' 4" x 9' 1" (1.63m x 2.77m) Single bedroom over looking the rear garden. Having a carpeted floor.

**REAR BEDROOM** 8' 3" x 9' 3" (2.53m x 2.82m) Rear double bedroom, having a carpeted floor and a double glazed window.

**FAMILY BATHROOM** 5' 5" x 6' 5" (1.66m x 1.98m) Modern family bathroom with shower cubicle, sink and WC.

**OUTSIDE** Front driveway, garden and good sized garage, with rear patio and enclosed garden.







Approx Gross Internal Area  
88 sq m / 945 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

## Martin & Co Hinckley

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