



23 Tweedside Close

, Hinckley, LE10 1TQ

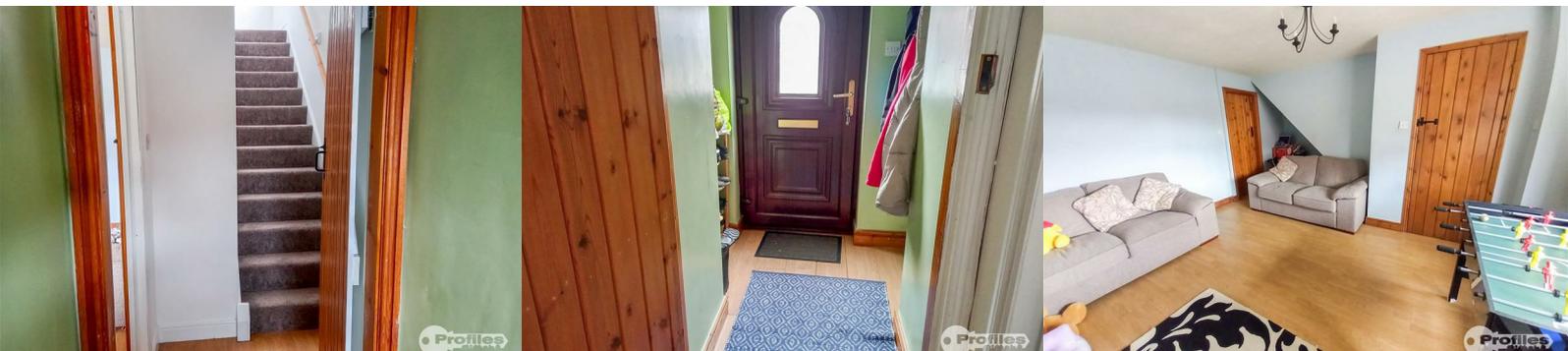
Offers In The Region Of £250,000



A well appointed, three bedroomed extended semi-detached house having the benefit of PVCu double glazing, gas fired central heating, family room extension, two bathrooms, low maintenance front garden with parking for two to three cars, garage, enclosed low maintenance rear garden, cavity wall insulation.

Ideally located close to local amenities and accessible for commuting to all major road links, such as the A5, M69, M1 and M6.

MUST BE VIEWED.



Reception hall 4'7" max 2'10" min x 4'3" (1.40 max 0.87 min x 1.30)

Staircase to first floor, laminate floor and smoke detector.

Attractive lounge (front) 17'11" max x 15'1" max 10'2" min (5.46 max x 4.60 max 3.11 min)

Electric fire in Adams style surround and tiled hearth, leaded PVCu double glazed window, central heating radiator.

Modern fitted kitchen/dining room (rear) 15'2" x 10'1" (4.63 x 3.07)

Stainless steel sink unit, range of base and wall units comprising seven base units, corner base unit and five wall units, corner open display unit, larder unit, associated bevel edged work surfaces, ceramic tiled floor, split level electric hob and electric fan assisted oven, extractor hood, plumbing for dishwasher, plumbing for washing machine, UPVC double glazed window and PVCu double glazed door,

Extended family room (rear) 15'0" x 8'1" (4.57 x 2.47)

Radiator, PVCu double glazed window and PVCu double glazed door.

Inner hallway

Guest Cloakroom (rear) 2.54 x 1.72 max 1.1. min

Having pedestal wash hand basin, low flush w.c, obscure PVCu double glazed window, chrome ladder style central heating radiator, extractor fan and gas convector heater,

Utility room 6'11" x 4'8" (2.1 x 1.42)

Obscure PVCu double glazed side window, ceramic tiled floor, plumbing for washing machine and extractor fan.

First floor landing 13'1" x 6'5" (3.99 x 1.95)

Linen cupboard off, obscure PVCu double glazed window and smoke detector.

Bathroom (rear) 6'4"nm x 6'1" (1.92nm x 1.86)

Full suite in white comprising panelled bath with chrome mixer shower, pedestal wash hand basin, low flush w.c, chrome ladder style central heating radiator, obscure PVCu double glazed window.

Bedroom 1 (rear) 12'3" max x 8'6" (3.73 max x 2.60)

Fitted triple mirrored wardrobes, central heating radiator and PVC double glazed window,

Bedroom 2 (front) 12'8" (max) x 8'5" (max). (3.88 (max) x 2.57 (max).)

Radiator and PVCu double glazed window.

Bedroom 3 (front) 8'8" x 8'3" (2.64 x 2.51)

Having laminate floor, PVCu double glazed window and central heating radiator.

Outside

Having low maintenance front garden with block paved driveway with parking for up to two to three cars.

Enclosed low maintenance rear garden, gated side access.

Garage 16'7" x 8'3" (5.05 x 2.51)

Having up and over door, light and power.

Area Map



Floor Plans



Energy Efficiency Graph

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			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.