



12 Marywell Close

, Hinckley, LE10 0RT

Offers In The Region Of £310,000



An immaculately maintained extended 3 double bedroomed. 2 bathroom, family detached house, located at the head of a cul de sac and occupying a secluded position. The property offers deceptively spacious, tastefully decorated accommodation throughout. Additional benefits of an extended fitted breakfast kitchen, attractive lounge, dining room, utility room, guest cloakroom, bedroom 1 with ensuite shower, bathroom with shower, landscape westerly facing rear garden , secure gated side driveway with parking for two cars, further front garden with driveway providing additional parking and a detached garage.

The property is conveniently located within reasonable distance of local amenities, whilst being accessible for commuting to all major road links such as the A5, M69, M6 and M1.

VIEWING ESENTIAL.



Reception hall. 8'7" x 2'10". (2.64 x 0.87.)

Composite double glazed door, laminate floor and smoke alarm.

Guest cloakroom. 5'3" x 2'8". (1.62 x 0.82.)

Suite in white, wash hand basin, low flush wc, radiator and extractor fan.

Attractive lounge (front). 15'1" (max) x 11'5" (max) (4.60 (max) x 3.48 (max))

PVCu double glazed window, live gas fire in an attractive surround with a raised hearth, radiator and laminate floor.

Dining room (rear). 10'7" x 7'8" (3.25 x 2.35)

Laminate floor and radiator.

Utility room (side). 6'5" x 5'1". (1.96 x 1.56.)

Obscure PVCu double glazed door, ceramic tiled floor, work surfaces, circular stainless steel sink, range of base and wall units (1 base and 4 wall) and plumbing for a washing machine.

Extended 'L shaped' Fully Fitted Breakfast /Kitch 13'8" (max) x 12'6" (max). (4.17 (max) x 3.82 (max).)

Stainless steel sink, range of attractive base and wall units (8 base and 3 wall), associated work surfaces, ceramic wall tiling, fitted dish washer, fitted fridge, fitted freezer, split level gas hob, electric (fan assisted) oven, extractor hood (ducted), radiators and 1 wall light point.

First floor landing. 8'7" (max) x 8'0" (max). (2.64 (max) x 2.45 (max).)

Airing cupboard, radiator and roof void access hatch.

Bedroom 1 (front). 11'4" (max) x 9'9" (max). (3.46 (max) x 2.98 (max).)

Fitted cupboard, PVCu double glazed (suspended) bay window and radiator.

En-suite shower room (front). 5'11" x 4'5". (1.81 x 1.36.)

Fitted shower cubicle with a mixer shower, wash hand basin and low flush wc with concealed cistern, extractor fan, ceramic wall tiling, laminate tiled effect floor covering, and downlights to the ceiling.

Extended bedroom 2 (rear). 14'5" (max) x 8'3" (max). (4.41 (max) x 2.52 (max).)

PVCu double glazed window, roof void access hatch and radiators.

Extended bedroom 3 (rear). 14'5" (max) x 6'9" (max) (4.41 (max) x 2.06 (max))

PVCu double glazed window, radiator and double wardrobe.

Modern bathroom (side). 6'5" x 5'7". (1.98 x 1.72.)

Full suite, panel bath with mixer shower, wash hand basin, low flush wc, radiator, extractor fan and obscure side double glazed window.

Outside.

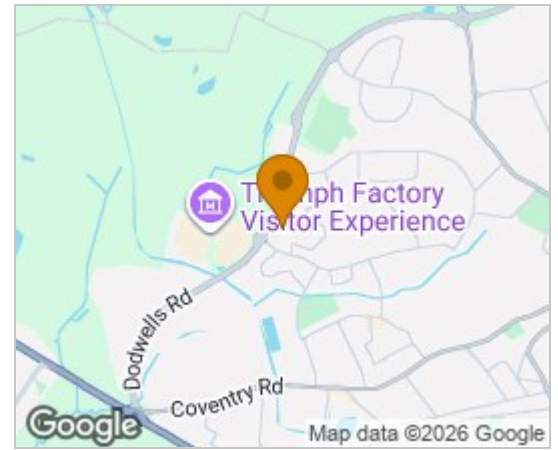
Front garden with established lawn, tarmacadam driveway with parking for 2 cars and a secure side gated driveway with parking for a further 2 cars.

Enclosed landscaped rear garden, paved patio. decking, water tap and garden shed.

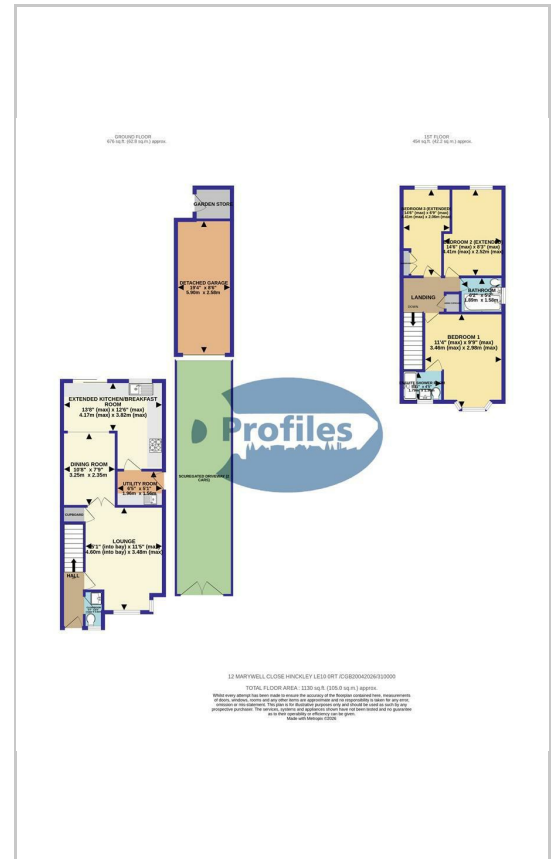
Detached garage. 19'4" x 8'5". (5.90 x 2.58.)

Storage to the roof void, side door, up and over front door, light and power point.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.