



## 7 Clivesway

, Hinckley, LE10 0EU

Offers In The Region Of £225,000



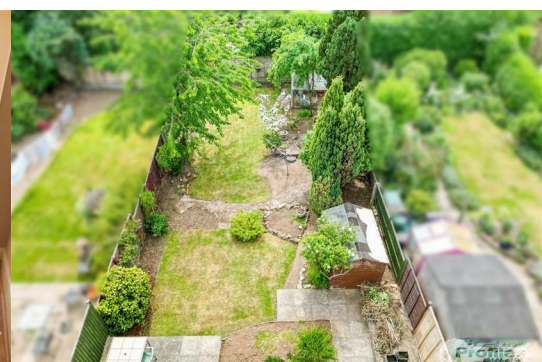
An extended, 2 bedroom, semi detached bungalow, ideally located in a popular and sought after location. The property has been tastefully extended to the rear and offers deceptively spacious well appointed accommodation throughout. Additional benefits of gas central heating (condensing combination boiler), PVCu double glazing, extended lounge/ dining room, modern kitchen , shower room / wet room, 2 good sized bedrooms, bedroom 1 with dressing room and potential ensuite, picturesque established rear garden, block paved driveway, tandem carport / garage and no chain.

Located close to all local amenities, including local shops, schools and regular public transport services.

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

VIEWING ESSENTIAL.

NO CHAIN.





**Fully enclosed porch. 6'9" x 1'3" (2.07 x 0.40)**  
PVCu double glazed patio door and side PVCu double glazed window.

**Reception hall. 19'4" x 2'11". (5.91 x 0.91.)**  
Laminate floor, obscure PVCu double glazed door, radiator and roof void acces (roof void with twin velux roof lights),

**Bedroom 1 (rear). Dual aspect. 14'7" (max) x 9'10" (max). (4.45 (max) x 3.00 (max).)**  
PVCu double glazed windows to rear and side and radiator.

**Dressing room (rear). 7'10" x 5'9". (2.41 x 1.77.)**  
PVCu double glazed window and a wall mounted fan assisted gas fired condensing combination boiler ( Worcester Greenstar 30SI).

**Bedroom 2 (front). 14'4" (into bay) x 12'2". (4.37 (into bay) x 3.73.)**  
Walkin PVCu double glazed bay window and radiator.

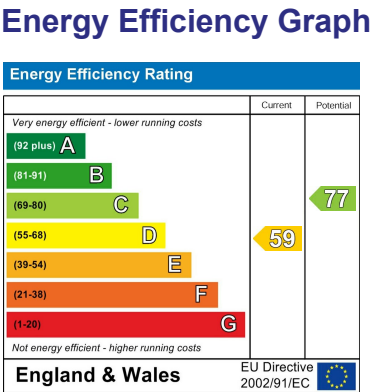
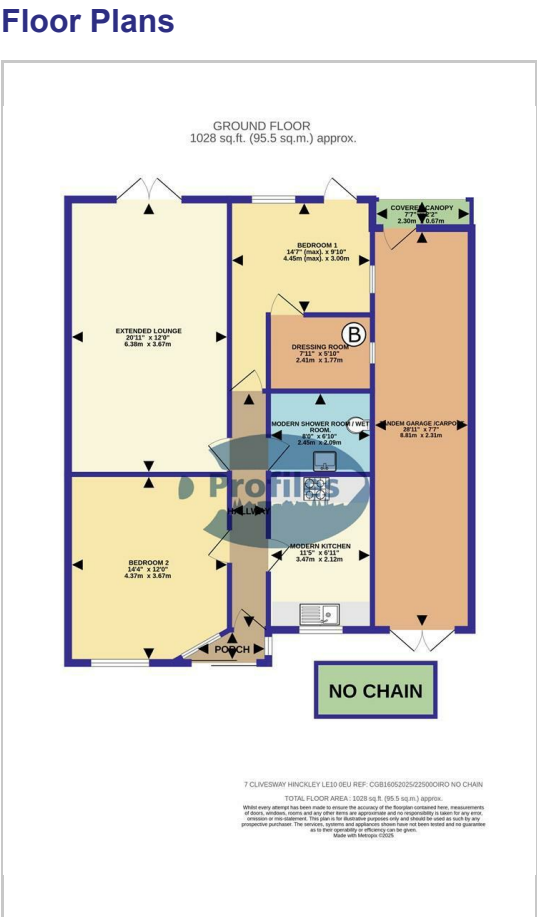
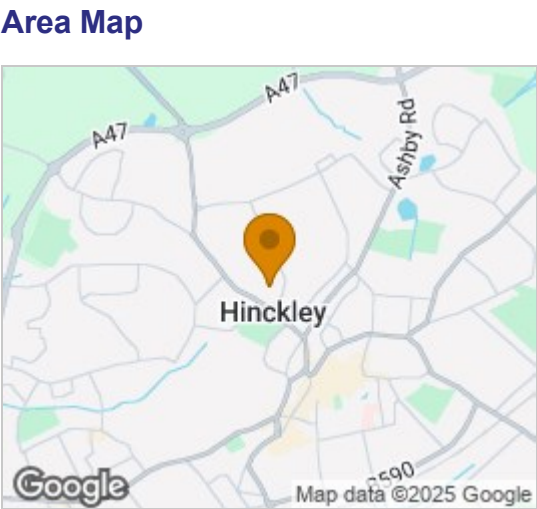
**Fitted Kitchen (front). 11'4" x 6'11". (3.47 x 2.12.)**  
Stainless steel sink, range of base and wall units (6 base and 4 wall) finished in high gloss, contrasting work surfaces, ceramic tiled floor, obscure PVCu double glazed side door, PVCu double glazed front and side windows, downlights to the ceiling, plumbing for a dishwasher and a split level gas hob, electric (fan assisted) oven and extractor hood.

**Extended lounge / dining room (rear). 20'11" x 12'0". (6.38 x 3.67.)**  
Laminate floor, twin PVCu double glazed french doors, electric fire, radiators and 2 wall light points.

**Modern shower/ wet room (side). 8'0" x 6'10". (2.45 x 2.09.)**  
Suite in white, fully tiled, mixer shower, wash hand basin, low flush wc, chrome ladder style radiator, extractor fan, downlights to the ceiling and PVCu double glazed side window.

**Outside.**  
Front garden with block paved driveway.  
  
Enclosed picturesque established rear garden, paved patio, lawn, external light, garden shed and greenhouse.

**Tandem carport /garage. 28'10" x 7'6". (8.81 x 2.31.)**  
Twin PVCu doors, obscure rear PVCu double glazed door and plumbing for a washing machine.



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