



30 Tweedside Close

, Hinckley, LE10 1TQ

Offers In The Region Of £222,950



An tastefully decorated, 2 bedroom semi detached house, forming part of a popular residential location. The property has the additional benefits of gas central heating (condensing combination boiler), PVCu double glazed, modern fitted breakfast kitchen /dining room, luxury shower room with mixer shower, cavity wall insulation, 2 car driveway, open aspect to rear, water meter, PVCu fascia and soffit boards, reprofiled gutters and downpipes and landscaped rear garden.

Ideally located within reasonable distance of all local amenities including local schools, shops and regular transport services and accessible for commuting to all major road links such as the A5, M69, M6 and M1.

MUST BE VIEWED.



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Recessed porch 3'3" x 3'2" (1.01 x 0.98)
Wtth quarry tiled floor and meter cupboard.

Spacious lounge (front). 14'6" (into bay) x 12'4". (4.44 (into bay) x 3.78.)

LVT floor, staircase, composite double glazed door, walkin PVCu double glazed bay window, PVCu double glazed side window, radiator, down lights to the ceiling and coving.

Modern fitted breakfast kitchen (rear). 12'4" x 9'9". (3.78 x 2.98.)

Composite sink unit, range of attractive base and wall units (5 base and 4 wall) finished in high gloss grey, contrasting work surfaces, split level ceramic hob, fan assisted electric oven, extractor hood, plumbing for a washing machine, ceramic wall tiling, twin PVCu double glazed french doors, LVT floor and a wall mounted gas fired condensing combination boiler (Baxi 800).

First floor landing. 7'4" x 5'7". (2.25 x 1.71.)
Roof void access.

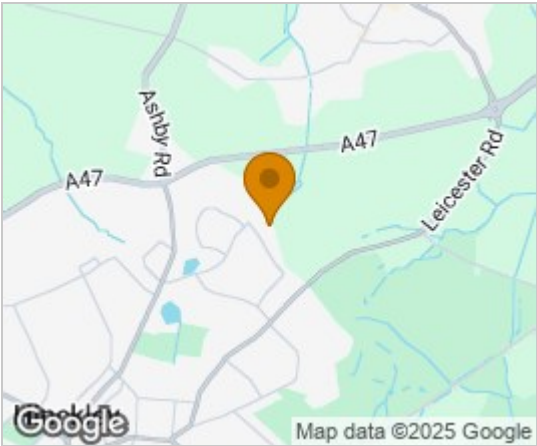
Bedroom 1 (front). 12'4" x 9'11". (3.78 x 3.03.)
PVCu double glazed window, radiator, coving and fitted wardrobe with hanging rail.

Bedroom 2 (rerar). 9'10" x 6'8". (3.01 x 2.05.)
PVCu double glazed window, radiator and a fitted wardrobe with hanging rail.

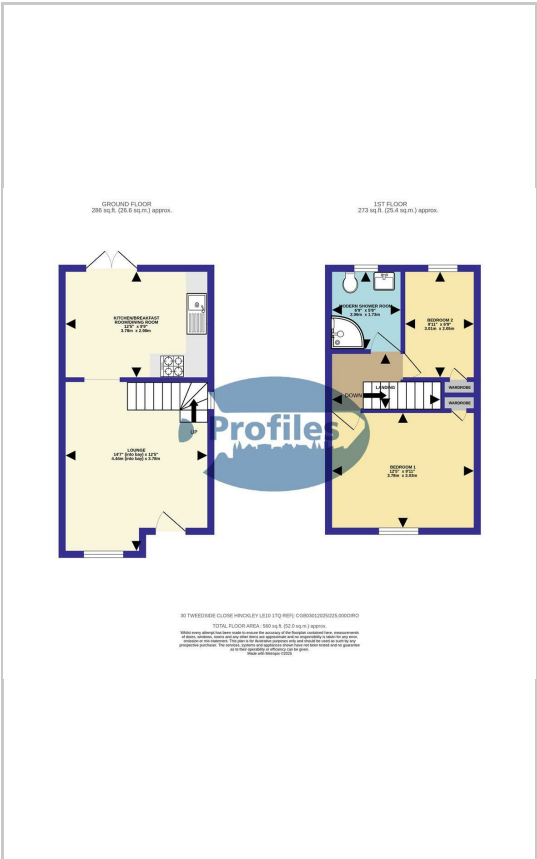
Modern luxury shower room (rear). 6'9" x 5'8". (2.08 x 1.73.)
Fitted shower cubicle, mixer shower and waterfall head, low flush wc, wash hand basin, obscure PVCu double glazed window, LVT floor, downlights of the ceiling and chrome ladder style radiator.

Outside.
Front low maintenance garden with driveway and parking for 2 cars.
Enclosed rear garden, artificial lawn, paved partio, garden shed, security light and side gated side access.
Garage space (subject to approvals).

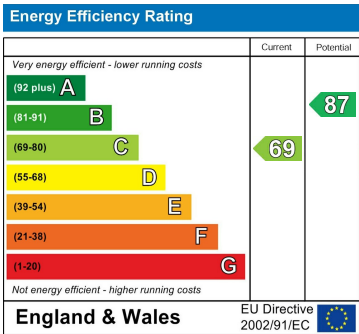
Area Map



Floor Plans



Energy Efficiency Graph



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