



11 Newquay Close

, Hinckley, LE10 1XN

Asking Price £210,000



An immaculately presented, 3 bedroom semi detached house located in one of Hinckley's most popular locations at the head of a picturesque cul de sac. The property has the benefit of full gas fired central heating (condensing regular boiler - Worcester Greenstar Ri), PVCu double glazing, modern fitted breakfast kitchen/dining room, attractive lounge, modern bathroom with shower, driveway with parking for several cars, picturesque rear garden, PVCu fascia and soffit boards and landscape front garden.

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

The property is accessible for commuting to all major road links, such as the A5, M69, M6 and M1.

VIEWING ESSENTIAL.



Reception hall. 5'4" x 3'8". (1.65 x 1.12.)
Obscure PVCu double glazed door, staircase to the first floor, and radiator.

Attractive lounge (front). 16'0" x 10'0". (4.89 x 3.05.)
PVCu double glazed window, radiators, media wall, electric fire and coving.

Modern breakfast kitchen/dining room (rear). 13'10" x 9'6". (4.22 x 2.91.)
Stainless teel sink unit, range of attractive base and wall units (5 base and 5 wall). associated work surfaces, a wall mounted gas fired condensing regular boiler (Worcester Greenstar Ri), plumbing for a washing machine, ceramic wall tiling, PVCu double glazed window, obscure PVCu double glazed door, understairs cupboard and downlights to the ceiling.

First floor landing. 8'10" x 6'4". (2.70 x 1.95.)
Airing cupboard and roof void access leading to a boarded roof void.

Bedroom 1 (rear). 14'0" x 9'4". (4.27 x 2.86.)
PVCu double glazed window, 2 wall light points and radiator.

Bedroom 2 (front). 10'2" x 7'3". (3.12 x 2.21.)
PVCu double glazed window and radiator.

Bedroom 3 (front). 7'2" x 6'6". (2.19 x 2.00.)
PVCu double glazed window and radiator.

Modern bathroom (side). 7'3" x 5'8". (2.21 x 1.74.)
Full suite in white, corner feature bath with an electric shower with a rainfall shower head, wash hand basin, low flush wc, ceramic wall tiling, obscure PVCu double glazed window, chrome ladder style radiator and downlights to the ceiling.

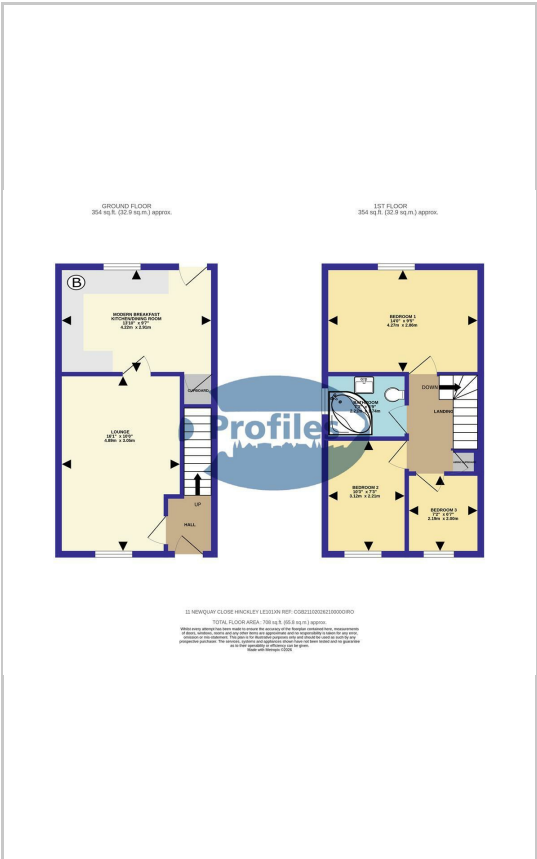
Outside.
Landscaped front low maintenance front garden, tarmacadam driveway / hard standing with parking for 3 to 4 cars and side gated access leading to the rear garden.

Enclosed rear garden, with paved patio, water tap and artificial lawn.

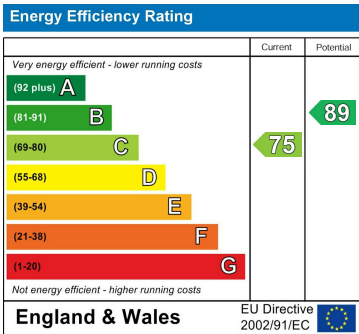
Area Map



Floor Plans



Energy Efficiency Graph



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