

FOR SALE



Leysmill Close, Hinckley
£217,000


MARTIN & CO



Leysmill Close, Hinckley

2 Bedrooms, 1 Bathroom

£217,000

- QUIET CUL DE SAC LOCATION
- TWO BEDROOM SEMI DETACHED BUNGALOW
- GOOD SIZED LOUNGE DINER
- TWO BEDROOMS

CUL DE SAC LOCATION - A two bedroom semi detached bungalow located within reach of local amenities/access to A5 for commuting. Comprising hallway, lounge diner, kitchen, two bedrooms and a shower room. Gas central heating, double glazing, driveway for off road parking and front and rear garden.

FRONT ENTRANCE HALLWAY Having a carpeted floor and providing access to most rooms

SHOWER ROOM 6' 4" x 8' 11" (1.94m x 2.72m) Having a modern white suite comprising WC, sink and shower cubicle. Storage cupboard.

BEDROOM 10' 7" x 8' 1" (3.25m x 2.48m) Having a carpeted floor and decorated in a neutral colour

BEDROOM 11' 2" x 10' 2" (3.41m x 3.10m) Double bedroom with double glazed bay window. Having a carpeted floor and decorated in a neutral colour

LOUNGE 18' 7" x 10' 2" (5.67m x 3.10m) A good sized living room with a UPVC sliding patio door leading to the rear garden. Gas fire. Access to the kitchen.



KITCHEN 8' 11" x 8' 11" (2.72m x 2.72m) Modern white fronted wall and base units with a light coloured work surface. Side door to the driveway. Modern boiler.

FRONT AND REAR GARDENS AND DRIVEWAY
Gardens are mostly lawn bordered by mature bushes.
Side driveway.



YOUR PROPERTY Overview



Boundary (Land Registry Title Plan)



PROPERTY KEY FACTS

UPRN: 100030505497
 Floor Area: 516 ft²
 48 m²
 Plot Size: 0.06 acres
 Council Tax Band: B

AREA KEY FACTS

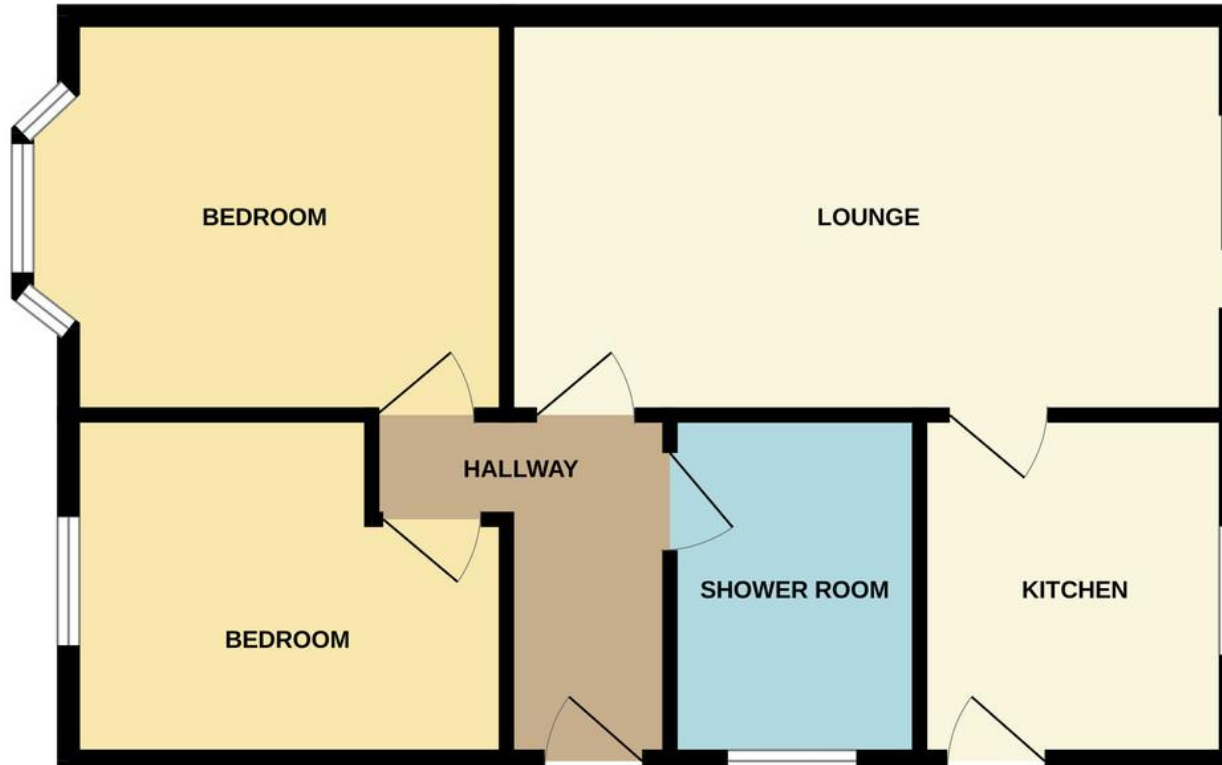
Local Authority: Hinckley And
 Bosworth
 Flood Risk: Very Low
 Conservation Area: No
 Property Details

PLANNING HISTORY

No Planning Records Available

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		

GROUND FLOOR
574 sq.ft. (53.4 sq.m.) approx.



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