

**FOR SALE**



**Thornfield Way, Hinckley**  
**£325,000**

  
**MARTIN & CO**



## Thornfield Way, Hinckley

3 Bedrooms, 1 Bathroom

**£325,000**

- DETACHED BUNGALOW
- WALKING DISTANCE TO TOWN AND AMENITIES
- SPACIOUS LOUNGE
- MODERN FITTED KITCHEN

DETACHED BUNGALOW CLOSE TO TOWN CENTRE - An excellent opportunity to purchase this three bedroom detached bungalow ideally located within easy walking distance of Hinckley town center and local amenities. The accommodation briefly comprises of an entrance hallway, lounge, modern fitted kitchen, three bedrooms, modern fitted shower room, utility room and cloakroom WC. The property also benefits from double glazing, gas central heating, driveway and carport, single garage and garden. For viewings call Martin & Co 01455 636349. NO CHAIN



ENTRANCE HALLWAY Upvc double glazed, double opening entrance to to entrance porch, obscure double glazed door and side panel to hallway.

ENTRANCE HALLWAY Storage cupboard, access to roof space, radiator.

LOUNGE 17' 4" x 13' 8" (5.288m x 4.170m) Double glazed bay window to front, feature fireplace with marble effect hearth and surround with inset electric fire, radiator, storage cupboards.

MODERN KITCHEN 12' 4" x 9' 2" (3.776m x 2.815m) Fitted with a modern range of base wall and drawer units with work surfaces above and inset 1 1/2 bowl

sink unit with mixer tap, integrated electric oven with four ring hob and extractor hood above, integrated fridge, double glazed window and door, radiator, vinyl floor covering.

**UTILITY AREA** Space and plumbing for washing machine, sink unit with mixer tap and cupboard below, Double glazed doors and windows to rear and double glazed door to car port, door to cloakroom WC.

**CLOAKROOM WC** Low level WC, obscure double glazed window.

**BEDROOM ONE** 12' 8" x 13' 8" (3.884m x 4.170m) Built in wardrobes with shelving and hanging space and sliding mirrored doors, double glazed window to front, radiator,.

**BEDROOM TWO** 12' 4" x 9' 2" (3.781m x 2.814m) Double glazed window to rear, radiator

**BEDROOM THREE** 12' 4" x 8' 10" (3.781m x 2.715m) Fitted wardrobes with sliding mirrored doors, shelving and hanging space and wall mounted gas boiler, double glazed window to side, radiator.

**SHOWER ROOM** Modern fitted shower room with a walking shower with glazed panels, mains mixer unit with shower over attachment and hand rail, sink unit with mixer tap and vanity cupboard below, low level WC, heated hand towel rail, obscure double glazed window.

**OUTSIDE** There is a garden to the front with brick retaining wall and a block paved driveway leading to the carport with wrought iron gates. There is also a single garage with electric door, side access door, power and lighting.

There are also gardens to the rear and two sides which are mainly maintenance free.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Martin & Co Hinckley

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## GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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