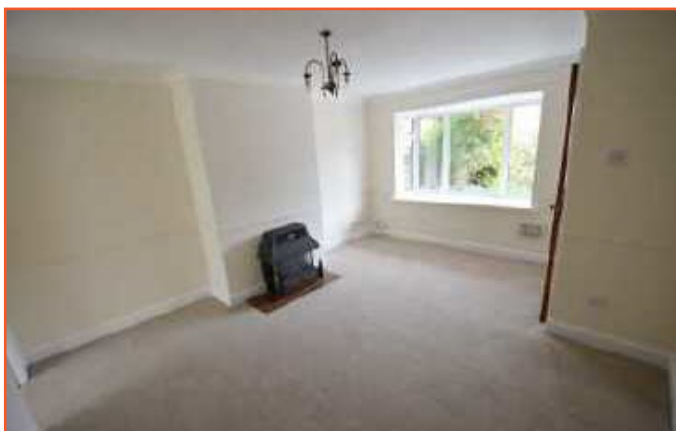




*Putting great property on the map*

**2 Blenheim Close  
Hinckley  
LE10 1TT**

**£255,000**



# READINGS

A modern detached house in an established residential district being close to local amenities. Recently carpeted and decorated throughout, the property is ready to move in to. There is a hall, lounge, dining kitchen with conservatory overlooking the gardens. On the first floor there are three bedrooms and a family bathroom. Off road parking and a large single garage and a lovely private mature garden complete this ideal family home.

## Entrance hall

Stained glass double glazed door to the entrance hall. Stairs to first floor. Radiator.

## Lounge 4.57m x 3.73m (15'0" x 12'3")

Double glazed bay window to the front, radiator and gas fire with quarry tiled hearth.

## Dining Kitchen 4.61m x 2.98m (15'1" x 9'9")

A good sized room with patio doors leading to the conservatory and further double glazed window overlooking the gardens. Courtesy door to the garage. Useful pantry cupboard. I ¼ inlaid sink unit with base cupboards under, further range of both base and wall mounted units. Plenty of work surface with tiled splash backs. Ceramic tiled floor that extends into the conservatory.

## Conservatory 3.17m x 2.47m (10'5" x 8'1")

Brick base with sealed unit double glazing. French doors lead to the garden patio. Radiator and tiled flooring.

## Landing

Double glazed window to the side. Airing cupboard and loft access.

## Bedroom 1 3.79m x 2.62m (12'5" x 8'7")

Double glazed window to the front. Radiator and double built in wardrobe.

## Bedroom 2 3.06m x 2.59m (10'0" x 8'6")

Double glazed window to the rear, radiator and single built in wardrobe.

## Bedroom 3 2.88m x 1.96m (9'5" x 6'5")

Double glazed window to the front, radiator and double fitted cupboard above the stair bulk head.

## Bathroom

Double glazed window to the rear. White suite including a panelled bath with electric shower over and tiled surround. Pedestal wash hand basin and low level WC. Radiator.

## Outside

There is a pebbled front driveway providing car standing and vehicular access to the

garage. Planted bed and side pedestrian access to the garden.

## Garage 6.66m x 2.55m (21'10" x 8'4")

Up and over door to the front and a double glazed door and window to the rear. Wall mounted central heating boiler and plumbing for washing machine.

## Rear Gardens

A lovely private rear garden with two patios central lawn and mature shrubs. Garden shed.

## Tenure

The property is being sold freehold with Vacant Possession upon completion. FIXTURES AND FITTINGS - All the items mentioned in these sales details are to be included within the purchase price. SERVICES - None of the services, fitting or appliances (if any) heating installations, plumbing or electrical systems have been tested by the selling agents, neither have the telephone or television points.

## Agents Notes





