



30 Strathmore Road, Hinckley, LE10 0LR
Offers Over £200,000



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*** NO CHAIN - EXCELLENT REAR VIEWS OF THE WATER *** RH Homes and Property are pleased to offer this traditional style bay fronted three bedroom semi detached house, with double width driveway to the frontage, and good sized gardens with views across to the Lakes to the rear of the ideally located South Westerly facing gardens. Located on Strathmore Road so offering excellent road and transport links to surrounding rail and road networks. The house comprises an Entrance Hall, Lounge, Breakfast Kitchen, Conservatory, Downstairs WC, Store/Utility Room, Landing, Three Bedrooms and Shower Room.

The owners have spent a good amount of preparation money adding recent damp course and timber treatment for a new buyers benefit. *** NO CHAIN ***

Council Tax - B

Entrance Hall

Part glazed UPVC door to the front elevation, radiator, and stairs leading to first floor.

Lounge

12'5 plus bay x 12'0 (3.78m plus bay x 3.66m)
Double glazed bay window to the front, a focal point living flame gas fire and back boiler, with Adam style fireplace and wood surround.

Breakfast Kitchen

15'7 x 8'11 (4.75m x 2.72m)
Fitted with wall and base level units with working surfaces over, there is an inset stainless steel sink and drainer, a hood over the cooker point. UPVC door and double glazed window to the rear through to the Conservatory. Understair store cupboard, and radiator.

Conservatory

10'6 x 8'11 (3.20m x 2.72m)
With twin UPVC french doors to the rear and a further UPVC door to the side, ceramic tiled flooring, and doors to a Store Cupboard and the Downstairs WC. ,

Downstairs WC

4'9 x 3'11
Having a two piece suite comprising a corner wash hand basin and low level wc, extractor fan and ceramic tiled flooring.

Store Cupboard

1.45m x 1.19m
With a UPVC double glazed window, and ceramic tiled flooring.

Landing

Double glazed window to the side and access to :





Bedroom One

14'0 (into bay) x 10'1 to rear of robes (4.27m (into bay) x 3.07m to rear of robes)

Having a range of fitted wardrobes set along one wall, and an airing cupboard, radiator and UPVC double glazed bay window to the frontage.

Bedroom Two

10'10 x 9'6 (3.30m x 2.90m)

UPVC double glazed window to the rear elevation overlooking the gardens and onwards to the Lake, and radiator.



Bedroom Three

7'6 x 5'9 (2.29m x 1.75m)

UPVC double glazed window to the rear elevation overlooking the gardens and onwards to the Lake, and radiator.

Shower Room

Refitted with tiled flooring and walls, and UPVC cladding to the ceiling, a heated towel rail, and a three piece white suite comprising a corner shower cubicle and electric shower, wash hand basin set in a vanity unit, and low level WC. Double glazed window to the side aspect, and loft access hatch.



Outside

There is a double width driveway to the frontage offering ample off road parking, then with a timber gated access to the side leading through to the rear gardens.

The rear is one of the most attractive features of the property, with a really good length garden, with a patio area adjacent to the house and conservatory. Leading onto the main lawns, which offer mature and well stocked borders. There is a timber shed close to the house, and a smaller slightly older shed towards the rear set amidst the vegetable plot with some raised beds, and a view across the Lakes which are positioned over the fence and grass to the rear.

Lettings and Management

RH Homes and Property are a Sales, Lettings and Management business. If you are looking at selling or letting property, then please contact our team on the number shown.

RH Homes and Property is the seller's agent for this property. Descriptions of the property served as an opinion and not as statement of fact. Please inform us if you become aware of any information being inaccurate.





Leaving Hinckley along Coventry Road (towards the A5), eventually take a left turning onto Strathmore Road where the property is situated on the right hand side easily identified by the RH Homes And Property 'for sale' board. For SATNAV users the postcode of the property is LE10 0LR.

Viewing

Please contact our RH Homes and Property Office on 01455 633244 if you wish to arrange a viewing appointment for this property or require further information.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(82 plus) A		
(81-81) B		83
(69-80) C		
(55-68) D		
(39-54) E	46	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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