



# READINGS

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Weston Close

Hinckley, Leicestershire, LE10 0XR

**£189,950**



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## Weston Close

Hinckley, Leicestershire, LE10 0XR

A mid town house offering comfort, convenience, and a desirable location. This property presents an excellent opportunity for those seeking a new place to call home.

As you step inside, you are greeted by an entrance porch, setting the tone for what lies beyond. The spacious lounge provides the ideal space for relaxation and entertaining.

The heart of this home is the newly installed dining kitchen, designed to cater to your culinary needs. It offers ample space for a dining table, perfect for enjoying meals with family and friends. The modern kitchen features sleek finishes, creating an inviting atmosphere for culinary adventures.

Upstairs, you will find two bedrooms and a bathroom. Accessed via a narrow staircase from the main bedroom, there is a loft space with a Velux window.

The front garden overlooks a green space, providing a picturesque view and adding a touch of tranquility to your everyday life. At the rear, a garden awaits for relaxation and a brick-built store provides convenient storage options for your belongings. Furthermore, a single garage located in the parking area at the back of the house ensures hassle-free parking.

One of the many advantages of this property is its prime location in Hinckley. This vibrant town offers a host of amenities, including shops, supermarkets, restaurants, and cafes, all within easy reach. There are excellent transportation links, with regular bus services and the nearby Hinckley train station providing easy access to surrounding areas. For nature enthusiasts, there are beautiful parks and green spaces nearby, perfect for leisurely walks or recreational activities.

Finally, this property is being sold with no onward chain, ensuring a smooth and efficient transaction process, allowing you to settle into your new home without delay.

Don't miss the opportunity to make this house on Weston Close your own. Contact us today to arrange a viewing.

**ENTRANCE PORCH**

**LOUNGE**

**DINING KITCHEN**

**LANDING**





**BEDROOM ONE**  
**BEDROOM TWO**  
**BATHROOM**  
**STORE/WORKSHOP**

**SINGLE GARAGE**

The garage is located to the rear of the property and has an up and over door.

**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.

**Consumer Protection Legislation**

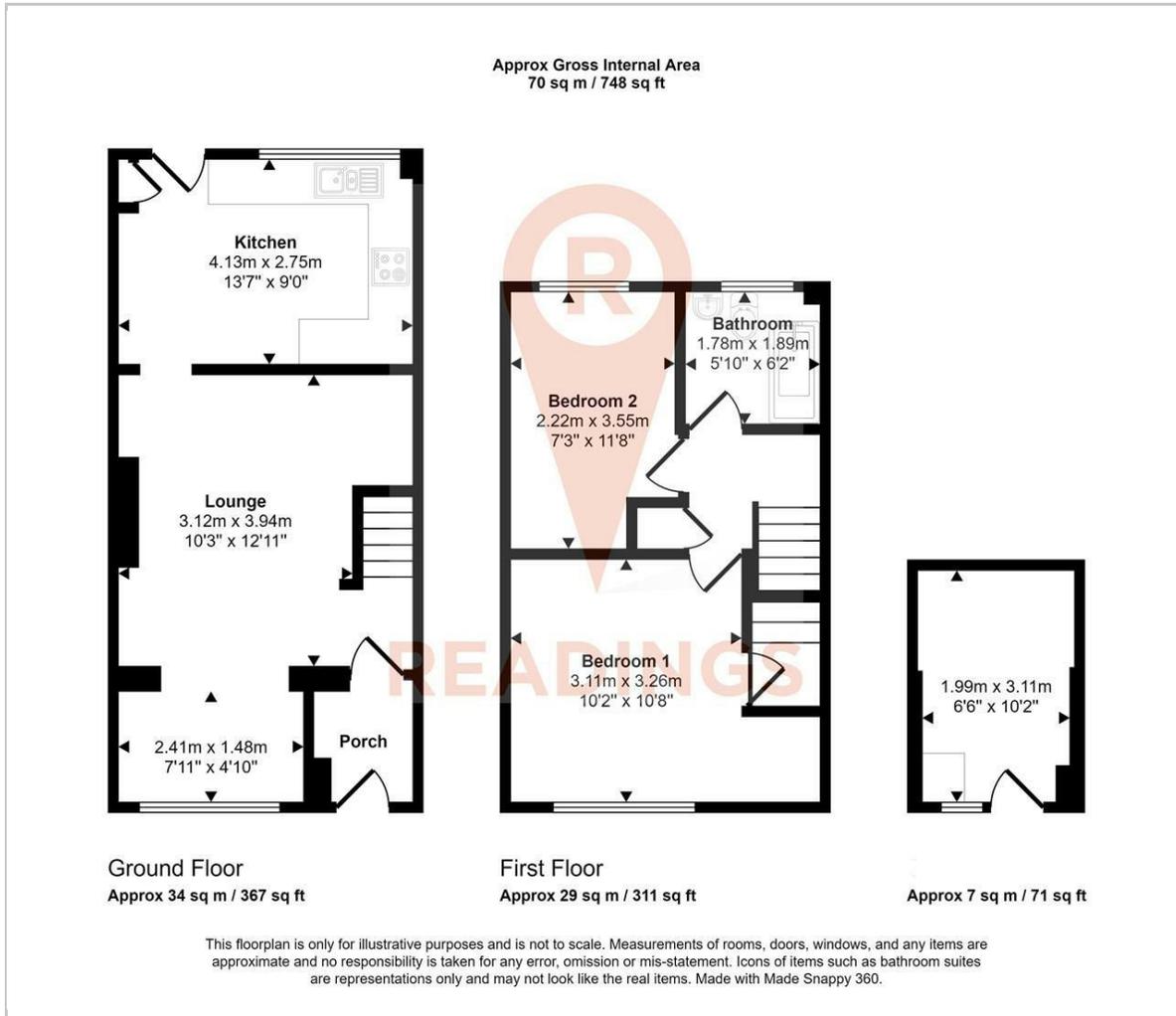
**CONSUMER PROTECTION LEGISLATION** - These sales details have been written to conform to Consumer Protection Legislation. Whilst we endeavour to make our sales details accurate and reliable, if there is any point of particular importance to you, please contact the office and we will check the information for you, particularly if contemplating travelling some distance to view. Measurements are given in good faith and whilst believed to be accurate these should be checked by the purchaser for verification. The measurements are carried out in accordance with the RICS and ISVA code of measuring practice.

**Anti Money Laundering**

Under the Protecting Against Money Laundering and Proceeds of Crime Act 2002 all prospective purchasers proceeding with a purchase will be asked to provide us with photographic I.D. (e.g. Passport, driving licence etc) and proof of address (e.g. Current utility bill, bank statement, council tax demand). This information will be required before solicitors are instructed on a sale or purchase.



## Floor Plan



## Viewing

Please contact our Leicester Office on 0116 2227575 if you wish to arrange a viewing appointment for this property or require further information.

## Area Map



## Energy Efficiency Graph

