



6 LAWTON CLOSE, HINCKLEY, LE10 0YG

OFFERS OVER £300,000

Offered to market with no upwards chain. Attractive modern Jelson built detached bungalow situated at the head of a cul de sac on a good sized corner plot. Sought after and convenient within walking distance of a parade of shops, doctors surgery and with easy access to major road links. Benefits from gas central heating, UPVC SUDG, feature fireplace and fitted wardrobes. The spacious property offers entrance porch, lounge, kitchen and conservatory. Two bedrooms and shower room. Wide driveway to brick built garage.

Front and enclosed rear garden with shed. Carpets, blinds, and light fittings included.



TENURE

FREEHOLD

Council Tax Band C

ACCOMMODATION

UPVC SUDG door to

ENTRANCE PORCH

With broom cupboard and wooden and glazed door to

LOUNGE TO FRONT

17'8" x 11'8" (5.40 x 3.57)

With feature fireplace incorporating a coal effect gas fire with marble hearth and surround, TV and telephone point, radiator with ornate radiator cover, ornate ceiling rose, wall lights, coving to ceiling. Wooden interior door to

**KITCHEN TO FRONT**

14'9" x 9'2" (4.50 x 2.80)

With fitted kitchen with a range of floor standing kitchen units in white with inset stainless steel sink & drainer with taps above and cupboards beneath. Hotpoint washing machine, four ring electric hob with extractor above and an integrated Neff electric oven and grill. Appliance recess points, Worcester gas condensing boiler for the central heating, UPVC SUDG door to side, vinyl flooring, radiator. Door to

**INNER HALLWAY**

With a door to the airing cupboard which houses the copper cylinder for hot water with shelving above.

SHOWER ROOM

5'11" x 6'2" (1.81 x 1.88)

With corner large shower cubicle with fully tiled surrounds, electric shower, low level WC, pedestal wash hand basin, single panelled radiator, wall mounted mirror fronted bathroom cabinet, extractor fan.

**BEDROOM ONE TO REAR**

10'4" x 11'8" (3.16 x 3.58)

With a range of fitted wardrobes consisting two double wardrobes with cupboards above, single panelled radiator.



BEDROOM TWO

9'2" x 7'4" (2.80 x 2.26)

With radiator and UPVC SUDG doors to



CONSERVATORY

12'7" x 9'4" (3.84 x 2.87)

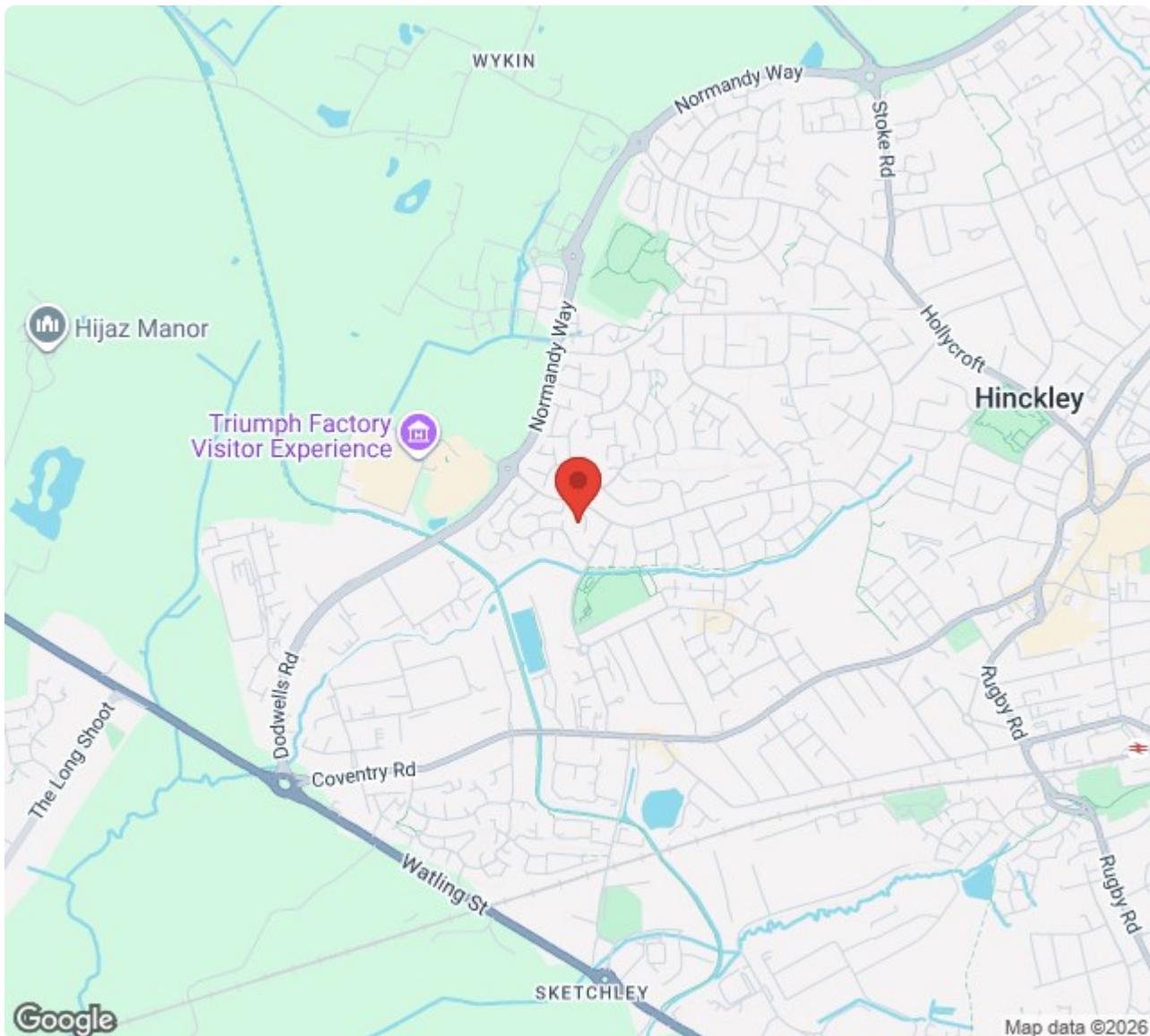
With UPVC SUDG sliding doors to the rear garden and a SUDG door to the garage to side.



OUTSIDE

Outside there is a driveway to front and side to wrought iron timber gates. Front garden which is laid to lawn, with well established and surrounding beds as well as a tarmacadam driveway to the left hand side which leads to a garage (5.12m x 2.39m) has light and power. With up and over door to front and a slabbed pathway leads down the left hand side of the property through a single iron gate to the rear garden. At the rear of the property the pathway leads to a good size enclosed rear garden enclosed by panel fencing and hedging. Adjacent to the rear of the property there is a large slabbed patio area with outside lighting. The remainder of the garden is laid to lawn with block paving and a timber shed & water butt.





Ground Floor



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs (92 plus) A	81
(81-91) B	61
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	
Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
EU Directive 2002/91/EC	
England & Wales	

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