



## 1 LANGHAM CLOSE, HINCKLEY, LE10 1BD

**25% SHARED OWNERSHIP £67,500**

NO CHAIN! FOR 25% SHARE! Impressive 2012 built 3 storey end town house. Popular and highly convenient cul de sac location within walking distance of the town, the Crescent, schools, doctors surgery, bus and train stations, local parks and good access to major road links. Well presented and energy efficient with a range of good quality fixtures and fittings including white panelled interior doors, wooden flooring, wired in smoke alarm, gas central heating and UPVC SUDG. Spacious accommodation offers entrance hall, separate WC, fitted kitchen and lounge dining room. 3 double bedrooms, study/nursery and family bathroom. Driveway to front. Enclosed rear garden with shed. Carpets, blinds, light fittings and fridge freezer included. Furniture available via separate negotiation.



## TENURE

Leasehold

25% Shared ownership 85 Year Lease remaining

Rent is £435.93 per month including service charges

## ACCOMMODATION

Composite SUDG front door to

### ENTRANCE HALLWAY

With radiator, smoke alarm, laminate wood strip flooring. White panelled interior door to

### SEPARATE WC

5'5" x 2'9" (1.66 x 0.85)

With low level WC, pedestal wash hand basin, radiator. Vinyl flooring, extractor fan and also housing the consumer unit.



### KITCHEN TO FRONT

12'5" x 7'10" (3.81 x 2.40)

With a range of floor standing kitchen units with roll edge working surfaces above with inset drainer stainless steel sink with mixer tap. Integrated Zanussi oven with gas hob and extractor above. Space for a washing machine. Fridge Freezer included. Further range of matching wall mounted cupboard units, one housing the Gloworm gas boiler. Vinyl flooring and radiator.



### LOUNGE/DINING ROOM TO REAR

15'3" x 13'7" (4.66 x 4.15)

With laminate wood strip flooring, radiator, TV aerial point. Composite SUDG door leading to the rear garden.



### FIRST FLOOR LANDING

With smoke alarm. White panelled interior door to airing cupboard which houses the water tank. White panelled interior door to

**BEDROOM ONE TO REAR**

10'3" x 15'4" (3.13 x 4.68)

With radiator.

**BEDROOM TWO TO FRONT**

15'3" x 9'7" (4.67 x 2.93)

With radiator.

**SECOND FLOOR LANDING**

With smoke alarm. White panelled interior door to

### BEDROOM THREE

12'7" x 15'3" (3.85 x 4.65)

With radiator and TV aerial point. White panelled interior door to



### NURSEY/ STUDY

5'6" x 7'8" (1.69 x 2.34)

With radiator.

### BATHROOM

9'3" x 7'1" (2.82 x 2.18)

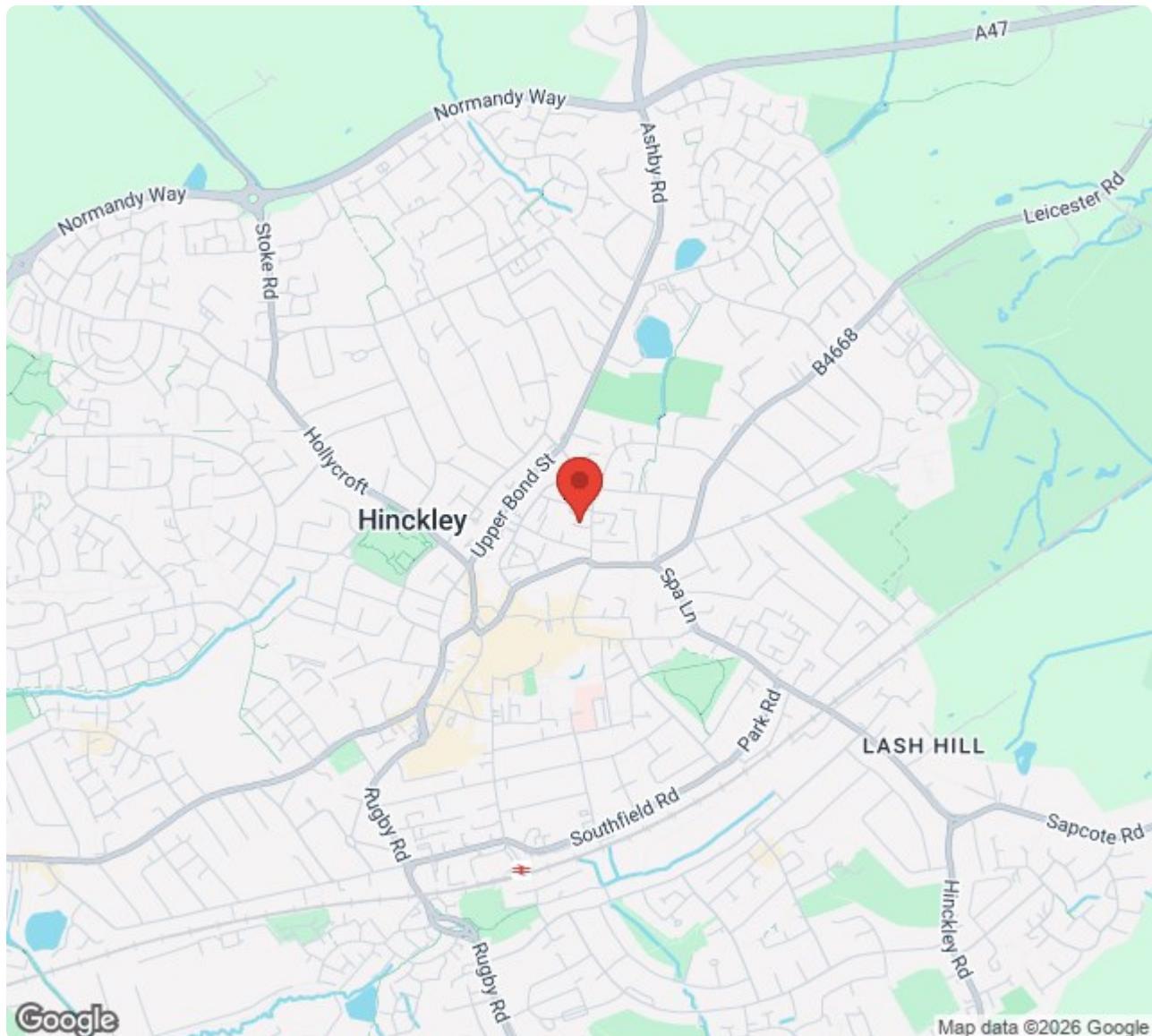
With a white panelled bath with mixer taps and shower attachment above, shower screen to side, low level WC, pedestal wash hand basin. Half tiled surrounds, radiator, vinyl flooring and Velux window.



### OUTSIDE

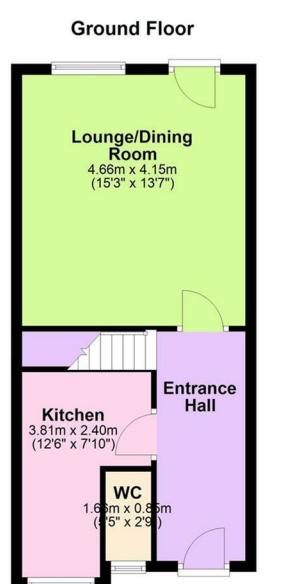
The property is nicely situated in a cul de sac with a tarmacadam driveway to front with lawned area and a slabbed pathway leading to the front door. A pedestrian gate offers access to the fenced and enclosed rear garden which is laid in Astroturf and a slabbed patio to the top of the garden with a shed.



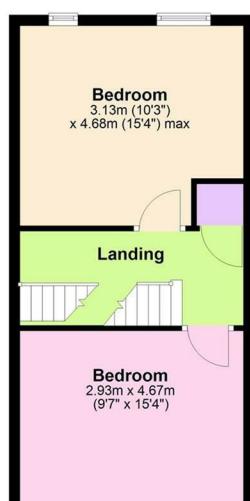


Google

Map data ©2026 Google



#### First Floor



#### Second Floor



#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/81/EC		

#### England & Wales

#### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
EU Directive 2002/91/EC		

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