



4 Middlefield Place, Hinckley, LE10 0RL
£195,000

wards
Residential

Freehold

No Chain. A charming two-bedroom semi detached home situated on a popular residential development within close proximity of shops, doctors' surgery, railway station, local parks and major road links including the M69 and A5. The accommodation comprises of an Entrance Hall, Kitchen, Living Room and Utility. To the first floor, two double Bedrooms, WC and Family Bathroom. Externally you will find generous front and rear gardens, off-road parking, and a Garage. Gas fired central heating and UPVC double glazing.

Entrance Hall

Entering the property through a UPVC glass panelled front door and UPVC double glazed window to the front elevation. Internal doors provide access to adjoining rooms, while the utility allows natural light into the hallway.

Kitchen/Diner

4.07 x 3.5 Metres

Fitted with wooden wall and base units with complementing work surfaces, fitted electric oven and ceramic hob, stainless steel sink and drainer, and tiled splashbacks. Large UPVC double glazed window to the rear elevation and access into the living area.



Living Room

4.07 x 3.5 Metres

Feature fireplace with inset fire, UPVC double glazed bow window to the front elevation and laminate flooring.

Utility Room

2.2 x 1.81 Metres

Useful additional downstairs room, fitted with wooden base and wall units with plumbing for a washing machine and access to the rear garden.





Landing

Access to the insulated loft and airing cupboard housing the modern combi boiler.

Master Bedroom

4.99 x 3.83 Metres

Spacious double bedroom with a large UPVC double glazed window to the front elevation, fitted wardrobes and carpeted flooring.

WC

1.97 x 0.88 Metres

Comprising of a low level WC with obscure UPVC double glazed window to the rear of the property.

Family Bathroom

1.97 x 1.76 Metres

Two piece white suite with a pedestal sink and bath with shower over. Tiled around wet are UPVC double glazed window.

Bedroom 2

3.23 x 3.18 Metres

Second bedroom with UPVC double glazed window to the rear elevation, fitted double wardrobe and carpeted flooring.



Garage

7.02 x 2.63 Metres

Large single garage with lighting and up and over door. Rear window and door giving access to the rear garden.

Outside

The property is nicely set back from the road with a block paved driveway and maintained front garden. Good-sized rear garden with mature planting, patio areas and timber fencing, offering scope for further landscaping.



EPC Rating - D (63)

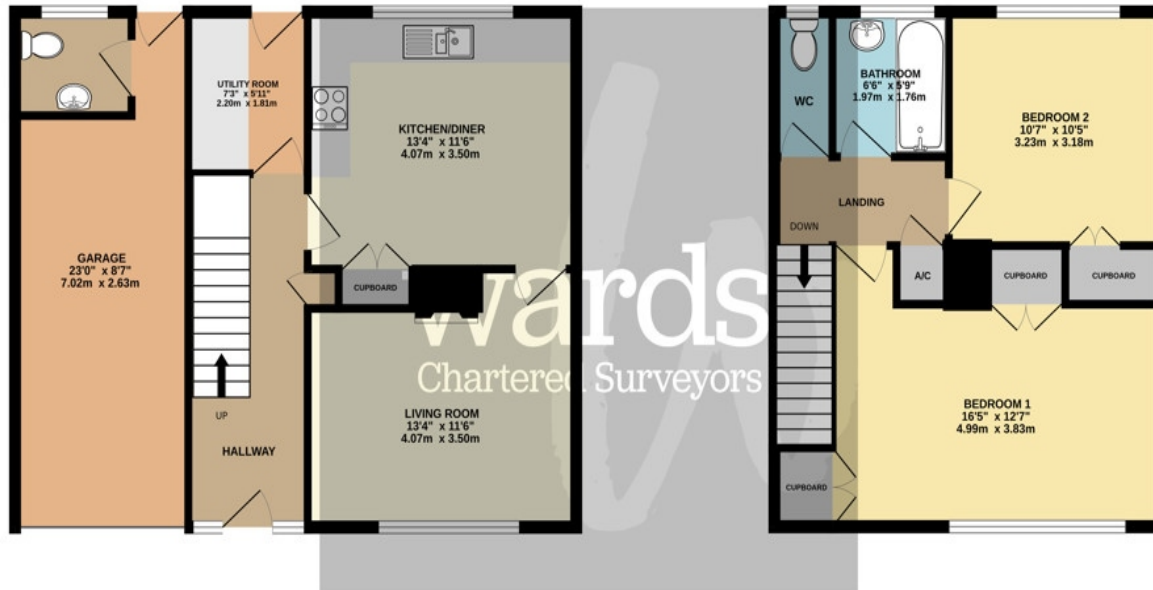
Council Tax Band - B

Call 01455 251771 to make an appointment to view this property



GROUND FLOOR
633 sq.ft. (58.8 sq.m.) approx.

1ST FLOOR
438 sq.ft. (40.7 sq.m.) approx.



TOTAL FLOOR AREA: 1072 sq.ft. (99.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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