

18 The Meadway, Hinckley, LE10 2UB  
£240,000 Offers over



**NO CHAIN!** In need of modernisation! This three-bedroom semi-detached home on in a sought after and convenient location of Burbage is within walking distance of the village centre in an elevated corner position. With good access to the A5 and M69 motorway. The property offers entrance hall, lounge, and kitchen. The upstairs has three good sized bedrooms and bathroom. The property benefits from off road parking, a front lawn and a good sized enclosed rear garden with garage. Gas central heating

### **Lounge**

**4.54 x 3.68 Metres**

With a gas fireplace, timber window to the side elevation and timber bay window to the front elevation.

### **Kitchen**

**3.5 x 4.68 Metres**

Fitted with white wall and base units, wooden effect laminate work surfaces, tiled splash backs, tiled flooring, plumbing for washing machine, two timber windows to the side elevation, two timber windows to the rear elevation and timber door to the rear elevation.



### **Bedroom 1**

**2.86 x 4.55 Metres**

With two timber windows to the front elevation.

### **Bedroom 2**

**3.19 x 2.72 Metres**

With timber windows to the rear elevation.

### **Bedroom 3**

**1.95 x 2.72 Metres**

With timber windows to the rear elevation.

### **Bathroom**

**1.74 x 1.83 Metres**

Fitted with a four-piece suite including a low flush WC, pedestal sink, shower over bath, tiled splash backs and timber windows to the rear.







### **Garden**

Externally, to the front elevation, there is a concrete and paved driveway, leading to a concrete sectional single garage, with a lawned front garden adjacent enclosed by hedging. To the rear, there is a good-sized rear garden which is enclosed by timber fencing and hedging.

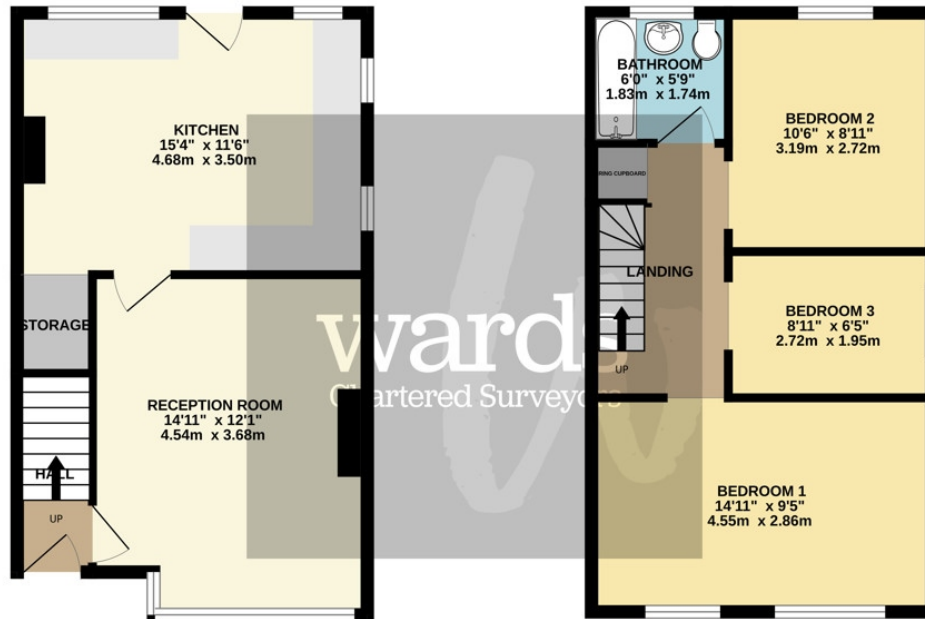
**Call 01455 251771 to make an appointment to view this property**





GROUND FLOOR  
388 sq.ft. (36.0 sq.m.) approx.

1ST FLOOR  
392 sq.ft. (36.4 sq.m.) approx.



TOTAL FLOOR AREA: 780 sq.ft. (72.4 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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**wards**  
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