



6 Milton Close, Hinckley, LE10 0ST
Offers Over £300,000 Freehold


MARTIN&CO

Milton Close, Hinckley

3 Bedrooms, 2 Bathroom

Offers Over £300,000

- AN EXTENDED THREE BEDROOM SEMI DETACHED HOME
- FRONT LOUNGE
- REAR MODERN KITCHEN/DINER
- DOWNSTAIRS MODERN SHOWER ROOM
- TWO DOUBLE BEDROOMS AND A SINGLE
- MODERN MAIN BATHROOM
- FRONT DRIVE AND GARAGE

AN EXTENDED THREE BEDROOM SEMI DETACHED HOME IN HINCKLEY TOWN CENTRE. Comprising entrance hallway, lounge, shower room, kitchen/diner. First floor, three bedrooms and a main bathroom. Off road parking, garage, and good-sized rear garden. Gas central heating and double glazed. VIEWING ADVISED.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

FRONT PORCH 6' 7" x 6' 1" (2.02m x 1.87m) Enter the home via the front porch. Providing access to the lounge. Storage to the right.

FRONT LOUNGE 10' 2" x 16' 0" (3.11m x 4.89m) The front lounge has been partially extended into the garage which has widened the room. Decorated in a neutral style and having two double glazed windows. Two doors, with one leading to the stairs for the first floor, and the other to the inner hallway.

INNER HALLWAY The inner hallway provides access to the downstairs shower room, boiler and rear kitchen/diner.

DOWNSTAIRS SHOWER ROOM 4' 9" x 7' 7" (1.47m x 2.32m) This modern shower room has a walk in shower cubicle, and a white suite comprising sink and WC. Having extractor fan and radiator. The walls are covered by dark blue tiles.

REAR KITCHEN/DINER 19' 5" x 14' 3" (5.92m x

4.35m) The modern white kitchen has a tiled floor and decorated in a neutral colour. Integrated appliances include a dish washer, washing machine, fridge freezer and oven and hob. uPVC double glazed doors lead to the rear garden and patio. There is ample room for a table and chairs. Having a door leading to the study.

STUDY 7' 5" x 4' 6" (2.28m x 1.39m) Having wooden drawers and shelves, with a desk.

FIRST FLOOR LANDING Providing access to all bedrooms and the family bathroom. Loft access.

FRONT BEDROOM 8' 2" x 5' 5" (2.51m x 1.67m) Decorated in blue, this room is a small double and over looks the front of the home.

FRONT DOUBLE BEDROOM 10' 9" x 10' 4" (3.30m x 3.15m) This front double bedroom benefits from having Hammonds wardrobes, and over looks the front of the home.

REAR DOUBLE BEDROOM 11' 8" x 8' 7" (3.56m x 2.63m) This double bedroom has Hammonds furniture and over looks the rear garden

MODERN FAMILY BATHROOM 6' 11" x 8' 9" (2.11m x 2.69m) Having a white suite of WC, bath and sink. Black and white tiling make this a modern room.

OUTSIDE There is a front driveway which can park two cars. The garage is has been partially utilised for the lounge, and is therefore used for storage. The rear garden is raised from having a lower patio area, and then stepping up to the rear garden and decking area.









This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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