



**Coldstream Close, Hinckley
LE10 0WS
Asking Price £230,000**

Nestled in the charming area of Coldstream Close, Hinckley, this delightful semi-detached house offers a perfect blend of comfort and modern living. Boasting three bedrooms, this property is ideal for families or those seeking extra space.

Set on a generous corner plot, the house benefits from ample outdoor space, providing a wonderful opportunity for gardening enthusiasts or for children to play safely. The highlight of this home is undoubtedly the inviting conservatory, which serves as a perfect retreat for relaxation or entertaining guests, allowing natural light to flood the living area.

The location is highly desirable, with convenient access to local amenities, schools, and parks, making it an excellent choice for families. This property presents a fantastic opportunity for anyone looking to settle in a friendly community while enjoying the comforts of a well-appointed home.

Do not miss the chance to make this lovely house your new home.



Entrance

Via double glazed entrance door leading into:

Entrance Hall

Radiator, wooden laminate flooring, stairs to first floor, door to Storage cupboard and further doors to:

Kitchen/Breakfast Room

13'0" x 8'0" (3.97m x 2.45m)

Fitted with a matching range of base and eye level units with worktop space over, sink unit with single drainer and mixer tap, plumbing for washing machine, space for fridge/freezer, fitted electric fan assisted oven, five ring gas hob with pull out extractor hood over, double glazed window to front, radiator, wooden laminate flooring, double door to side, door to:

Lounge

11'4" x 14'8" (3.46m x 4.48m)

Gas fire set in Adam style surround and marble effect hearth, wall lights, coving to textured ceiling, patio door to:

Conservatory

Brick and double glazed construction, double radiator, double glazed French double doors to garden,

Landing

Door to cupboard housing wall mounted boiler serving heating system and domestic hot water, doors to:

Bedroom

14'10" x 8'3" (4.51m x 2.52m)

Double glazed window to rear, wardrobes with hanging rail, overhead storage, cupboard and drawers, bedside cabinet with drawers, radiator.

Bedroom

9'9" x 8'4" (2.97m x 2.54m)

Double glazed window to front, radiator, wooden laminate flooring.

Bedroom

8'2" x 6'0" (2.48m x 1.84m)

Double glazed window to rear, radiator, wooden laminate flooring.

Bathroom

Fitted with three piece suite comprising panelled bath with shower over and glass screen, vanity wash unit with cupboard under and mixer tap and low-level WC, heated towel rail, extractor fan, double glazed window to front.

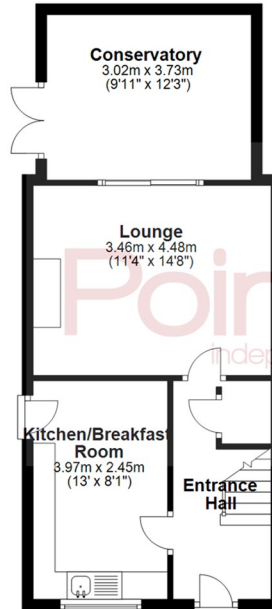
Outside

To the rear is an enclosed garden with gated access to the side for vehicular access. The front is laid to lawn with driveway also providing parking.

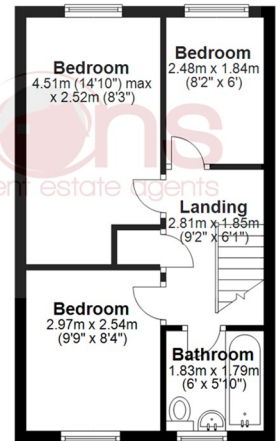
General Information

Please Note: All fixtures & Fittings are excluded unless detailed in these particulars. None of the equipment mentioned in these particulars has been tested; purchasers should ensure the working order and general condition of any such items. Council tax is payable to Hinckley & Bosworth Borough Council and is band B

Ground Floor



First Floor



All floor plans are for a guide of the layout and not to scale
Plan produced using PlanUp.

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		
England & Wales	EU Directive 2002/91/EC	

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		
England & Wales	EU Directive 2002/91/EC	



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