



**Laneside Drive, Hinckley  
LE10 1TG  
Asking Price £350,000**

Nestled on the desirable Laneside Drive in Hinckley, this charming detached house presents an excellent opportunity for families and individuals alike. With a generous layout, the property boasts two inviting reception rooms, perfect for both relaxation and entertaining. The three well-proportioned bedrooms provide ample space for comfortable living, whilst the first floor family bathroom, and the convenient ground floor shower room, cater to the needs of a busy household.

One of the standout features of this home is the delightful conservatory, which offers a serene space to enjoy the garden views throughout the seasons. The property is further enhanced by a lovely rear garden, ideal for outdoor activities or simply unwinding in the fresh air.

For those with vehicles, the property includes parking for up to three vehicles, along with a garage, ensuring that convenience is at the forefront of this offering. Additionally, the absence of a chain means a smoother transition for potential buyers, allowing for a quicker move-in process.

This home is not just a property; it is a place where memories can be made. With its thoughtful design and prime location, it is sure to attract interest. Do not miss the chance to make this delightful house your new home.



**Entrance**

Via double glazed entrance door leading into:

**Porch**

Ceramic tiled flooring, double doors leading through to:

**Through Hall**

Double radiator, stairs to first floor landing with spindles, door to Storage cupboard and further doors to:

**Shower Room**

Three piece suite comprising tiled shower cubicle, vanity wash hand basin with cupboard under and mixer tap and low-level WC tiled splashback, obscure double glazed window to front, radiator.

**Reception Room**

15'0" x 9'8" (4.58m x 2.94m)

Double glazed window to front, radiator, telephone point, TV point, coving to ceiling, double doors adjoining second reception room

**Reception Room**

15'5" x 18'6" (4.71m x 5.65m)

Also being accessed from the entrance hall and being 'L' shaped with a coal effect living flame effect gas fire set in feature surround and tiled hearth, radiator, double radiator, TV point, coving to ceiling, two double glazed sliding patio doors to:

**Conservatory**

Brick and double glazed construction with uPVC double glazed windows, polycarbonate roof and light connected, double radiator, ceramic tiled flooring, double glazed double doors to garden, double glazed door to garden, door to:

**Kitchen/Breakfast Room**

16'3" x 8'10" (4.95m x 2.70m)

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with mixer tap, plumbing for washing machine, space for fridge, electric fan assisted oven, four ring gas hob with extractor hood over, double glazed window to rear, ceramic tiled flooring, sunken spotlights, double glazed door to side.

**Landing**

Access to loft space, doors to:

**Bedroom**

15'7" x 10'11" (4.74m x 3.32m)

Double glazed windows to front and rear, fitted range of wardrobes with hanging rails and shelving, bedside cabinets and two radiators.

**Bedroom**

8'10" x 13'5" (2.69m x 4.08m)

Double glazed window to front, radiator.

**Bedroom**

8'6" x 8'11" (2.59m x 2.72m)

Double glazed window to rear, radiator, door to storage cupboard.

**Family Bathroom**

Fitted with three piece suite comprising panelled bath with shower over and mixer tap, pedestal wash hand basin with mixer tap and low-level WC, ceramic tiling to all walls, heated towel rail, two obscure double glazed windows to rear and textured ceiling.

**Garage**

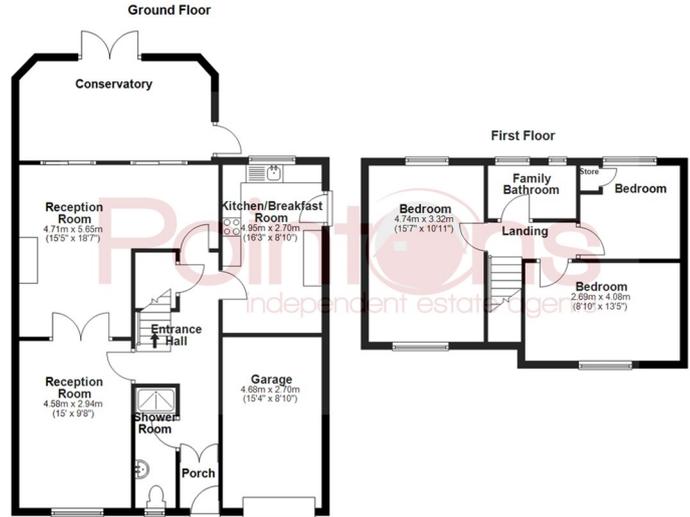
With power and light connected, remote-controlled electric up and over door. Housing combination boiler serving central heating and domestic hot water.

**Outside**

To the rear is an enclosed garden mainly laid to lawn with borders and paved patio. Side pedestrian access leading to the front where there is a driveway providing parking for three vehicles, access to garage and entrance.

**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 D



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		61	71
		EU Directive 2002/91/EC	

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			
England & Wales			
		EU Directive 2002/91/EC	



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