



2 MORLAND DRIVE

HINCKLEY, LE10 0GG

£350,000
FREEHOLD

Well presented FOUR bedroom detached house in this popular and convenient location. With double glazing and gas central heating, the property briefly comprises; Entrance hall, spacious lounge, beautiful re fitted kitchen/diner with island and integral appliances. First floor landing, master bed with en-suite, three further bedrooms and family bathroom. Externally is ample off road parking to the front and enclosed garden to the rear and integral garage. Available with no onward chain



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- Modern Four bed detached home • Popular location • Spacious lounge • Beautiful re fitted kitchen/diner with island • Master bed with ensuite • Three further beds • Ample off road parking • Enclosed rear garden • Integral garage • Available with no onward chain, viewing advised



Entrance Hall

From double glazed doors, store cupboard, doors to;

Cloakroom/WC

With low level WC and wash basin

Lounge

Double glazed windows and patio doors to rear garden, fire place

Kitchen/Diner

Double glazed windows to front and rear aspects, beautifully re fitted kitchen diner with integral appliances including fridge freezer. Central breakfasting island.

First Floor Landing

Doors to;

Master bedroom

Double glazed window, built in robes door to

En-suite

Fitted suite with low level wc, wash basin and shower.

Bedroom Two

Double glazed window

Bedroom Three

Double glazed window

Bedroom Four

Double glazed window

Family Bathroom

Fitted suite with low level WC, wash basin and

panelled bath.

Externally

To the front is ample off road parking for several vehicles with gated access to rear garden and electric garage door leading to garage with light and power

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		85
(55-68) D	69	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

EPC Rating: C Council Tax Band: D

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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