



## Porter Close, Hinckley, LE10 0YP

£400,000

A Substantial four bedroom detached family home positioned on a large corner plot with walled gardens and good degrees of privacy. The accommodation is arranged across two floors and provides well proportioned rooms to both floors. The ground floor has a large entrance hall, cloakroom wc, dual aspect 21' living room, 24' kitchen dining room and utility roo. The first floor provides an en suite to the main bedroom, three further good sized bedroom and the main bathroom. Outside the rear gardens are laid mainly to lawn with a patio seating area. The single garage is access via the garden area and has an up and over door with power and light.

The property is located in the ever-popular Clendon area of Hinckley, you're just a short distance from local schools, Hinckley town centre, and excellent transport links, including the A5, M69, and railway station—making this an ideal family or commuter home.



# 1 Porter Close, Hinckley, LE10 0YP

## ENTRANCE HALL

Stairs to first floor, access to all rooms, laminate flooring

## CLOAKROOM WC

Low level wc, wash hand basin, tiled splashbacks

## LIVING ROOM

Dual aspect double glazed windows, carpet flooring

## KITCHEN DINING ROOM

Double glazed doors and windows to rear gardens, fitted with a matching range of floor and wall units with work surfaces over, integrated appliances, seating area, laminate flooring

## UTILITY ROOM

Double glazed window, floor and wall units, washing and drying facilities

## FIRST FLOOR LANDING

Loft access, carpet flooring, double glazed window

## MAIN BEDROOM

Double glazed window, carpet flooring, fitted wardrobes, door to en suite

## EN SUITE

Shower enclosure, low level wc, wash hand basin, tiled surrounds

## BEDROOM

Double glazed window, carpet flooring

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Double glazed window, carpet flooring

## MAIN BATHROOM

Matching white bathroom suite with tiled surrounds

## REAR GARDENS

Walled rear gardens laid mainly to lawn with a patio seating area with gated side access to garage and parking.

There is an EV charger at the property which will remain once property is sold.

You will be delighted to find a summer house with full power outside.

## GARAGE & PARKING

Up and over door, power and light, driveway parking for three vehicles





