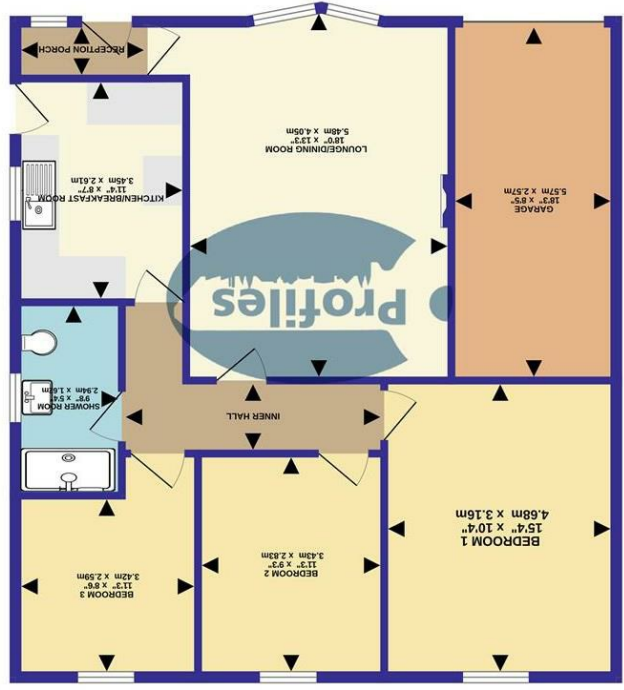


5 FERNES ROAD HINCKLEY LE10 0TB REF: C08 0402023150000HOV
 TOTAL FLOOR AREA: 993 sq. ft. (92.3 sq. m.) approx.
 These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or commit expenditure. An interested party should rely solely on their own Surveyor, Solicitor or other professional before committing themselves to any expenditure or other legal commitments. If any interested party wishes to rely upon any information from Profiles Estate Agents, then a request should be made by any member of staff, as only specific written confirmation should be relied upon. Profiles Estate Agents will not be responsible for any loss other than where specific written confirmation has been requested.



GROUND FLOOR
 993 sq.ft. (92.3 sq.m.) approx.

PROPERTY MISDESCRIPTONS ACT 1991
 Profiles Estate Agent has not tested any apparatus, equipment, fixtures, fittings or services, and so does not verify they are in working order, fit for their purpose, or within ownership of the Seller. Therefore the buyer must assume the information given is incorrect. Neither has Profiles Estate Agents checked the legal documentation to verify legal status of the property. A Buyer must assume the information is incorrect, until it has been verified by their own Solicitors.
 The Measurements supplied are for general guidance, and as such must be considered as incorrect. A buyer is advised to re-check the measurements themselves before committing to any expense. The Sales Particulars may change in the course of time, and any interested party is advised to make final inspection of the property prior to exchange of contracts.
 MISDESCRIPTONS ACT 1967
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Independent Estate Agents
 Surveyors, Valuers and
 Letting Agents



5 Ferness Road, Hinckley, LE10 0TB
 Offers In The Region Of £290,000



5 Ferness Road, Hinkley, LE10 0TB

Offers In The Region Of £290,000

A well presented 3 bedroom detached bungalow occupying a commanding corner position, The bungalow has the additional benefits of gas central heating, PVCu double glazed, garage, 2 to 3 car driveway, enclosed lawn rear garden and vacant possession. **MUST BE VIEWED.**

Conveniently located close to all local amenities, including local shops, schools and public transport services. Accessible for commuting to all major road links such as the M1, M6, A5 and M69.

NO CHAIN.

Reception hall

7'1" x 2'9"
Obscure PVCu double glazed door and obscure PVCu double glazed window.

Spacious lounge (front)

17'1" (max) x 13'3" (max)
PVCu double glazed bay window, room sealed gas fire set in a feature fireplace with raised hearth and radiator.
15'4" x 10'4"
PVCu double glazed window and radiator.

Bedroom 1 (rear)

11'3" x 6'6", 27'2'3"
PVCu double glazed window and radiator.



Bedroom 2 (rear)

18'3" x 8'5"
Up and over door with light and power points.



Bedroom 3 (rear)

11'2" (max) x 8'5" (max)
PVCu double glazed window and radiator.
12'9" x 3'8"
Smoke alarm.

Inner hall

9'7" x 5'3"
Suite in white, double shower cubicle with an electric shower with glazed door, low flush wc, wash hand basin, ceramic tiled floor, ceramic wall tiling, PVCU wall cladding and radiator.

Modern shower room (side)



Outside

Open plan commanding front garden, with lawn and 2 car driveway.
Enclosed lawn rear garden with gated side access.



Breakfast kitchen (side)

11'3" x 8'6"
Stainless steel sink unit, range of base and wall units (5 base and 6 wall), associated work surfaces, wall mounted gas fired central heating boiler (Thorn Apollo), PVCu double glazed door, PVCu double glazed window, plumbing for washing machine and radiator.