



## 482 Coventry Road

, Hinckley, LE10 0NJ

Offers In The Region Of £255,000



A traditional styled 3 bedroom extended semi detached house. The property has the additional benefits of gas central heating (condensing combination boiler), PVCu double glazing, attractive dining room, well appointed lounge, extended kitchen, spacious conservatory, modern bathroom with shower, established larger than average rear garden, 3 car block paved driveway, intruder alarm etc.

The conveniently located and accessible for commuting to all major road links, such as the A5, M69, M1 and M6. Local amenities are available.

MUST BE VIEWED.



## Recessed porch.

### Reception hall. 11'10" (max) x 6'7" (max). (3.63 (max) x 2.02 (max).)

Radiator, understairs cupboard, composite double glazed door and adjacent obscure PVCu double glazed windows.

### Extended kitchen (side). 17'2" x 6'4". (5.25 x 1.95.)

Stainless steel sink, range of attractive base and wall units (6 base and 10 wall) finished in cashmere, associated work surfaces, split level gas hob, electric (fan assisted) oven, extractor hood, PVCu double glazed rear and side windows, radiator, ceramic wall tiling, obscure PVCu double glazed side door and karndean floor..

### Spacious dining room (front). 11'8" (into bay) x 11'4". (3.58 (into bay) x 3.46.)

Walk in PVCu double glazed bay window, radiator and twin alcoves.

### Well appointed lounge (rear). 11'5" x 10'4". (3.48 x 3.16.)

Feature live gas fire in an attractive surround with raised hearth, karndean floor, twin PVCu double glazed French doors and radiators.

### Conservatory (rear). 19'4" x 8'11". (5.90 x 2.72.)

Multi pitched insulated roof, ceramic tiled floor, twin PVCu double glazed French doors, PVCu double glazed windows and ceramic tiled floor.

### Landing. 8'10" x 6'9". (2.71 x 2.08.)

PVCu double glazed window and roof void access leading to partially boarded roof void via a retractable aluminium ladder.

### Bedroom 1 (front). 11'8" (into bay) x 11'4" (3.58 (into bay) x 3.46)

PVCu double glazed walk in bay window, radiator, luxury fitted 'Hammond' wardrobes (triple and double wardrobes, inclusive of dressing table), 2 bed base units and down lights to the ceiling.

### Bedroom 2 (rear). 11'5" x 10'4". (3.48 x 3.15.)

PVCu double glazed window, radiator and downlights to the ceiling.

### Bedroom 3 (front). 6'7" x 5'11". (2.01 x 1.81.)

PVCu double glazed window and radiator.

### Modern shower room (rear). Fully tiled. 6'5" x 5'6". (1.96 x 1.70.)

Suite in white, fitted shower cubicle with mixer shower with rainfall shower head, wash hand basin set in vanity, low flush wc with concealed cistern, chrome ladder style radiator, ceramic tiled floor, ladder style radiator and downlights to the ceiling.

## Outside.

Deep fore garden with a block paved driveway and parking for several cars.

Southerly facing established larger than average rear garden with lawn, spacious patio, side gated access and water tap.

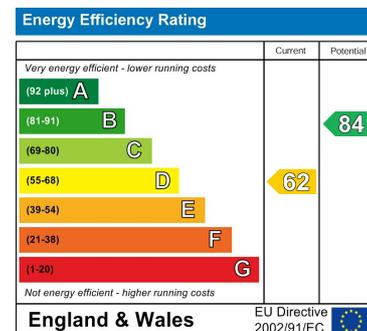
## Area Map



## Floor Plans



## Energy Efficiency Graph



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