



38 Barrie Road

, Hinckley, LE10 0QX

Offers In The Region Of £220,000



A well appointed traditional style 3 bedroom semi detached house. The property has the additional benefits of gas central heating, PVCu double glazing, modern kitchen, bathroom with shower, conservatory / utility room.

Ideally located close to all local amenities including local shops, schools and regular public transport services. The property is accessible for commuting to all major road links, such as the A5,M69,M1 and M6.

NO CHAIN.



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Recessed porch. 5'10" x 2'3" (1.79 x 0.70)
Quarry tiled floor.

Reception hall. 14'4" x 7'5" (4.39 x 2.27)
Obscure PVCu double glazed door, adjacent obscure PVCu double glazed window, stair case to the first floor, smoke alarm, under stairs cupboard with obscure PVCu double glazed window.

Spacious through lounge / dining room. 25'9" (into bay) x 11'4" (7.85 (into bay) x 3.46)
PVCu double glazed walk in bay window, radiators and PVCu double glazed rear window.

Modern kitchen (rear). 7'4" x 6'2" (2.25 x 1.90)
Stainless steel sink unit, range of base and wall units (2 base and 4 wall) associated work surfaces, integral breakfast bar, laminate floor, PVCu double glazed window, and obscurePVCu double glazed door.

Fully width consrvatory /utility room (rear). 16'10" x 8'8" (5.14 x 2.65)
PVCu double glazed windows, PVCu double glazed door, plumbing for a washing machine, 3 base units, tall cupboard, radiator and wall light point.

First floor landing. 7'8" (max) x 7'5" (max) (2.35 (max) x 2.27 (max))
Obscure PVCu double glazed window and roof void access.

Bedroom 1 (front). 13'3" (into bay) x 10'11" (4.06 (into bay) x 3.35)
Walk in PVCu double glazed bay window and radiator.

Bedroom 2 (rear). 12'6" x 11'4" (3.82 x 3.46)
PVCu double glazed window, radiator fitted double wardrobe and laminate floor.

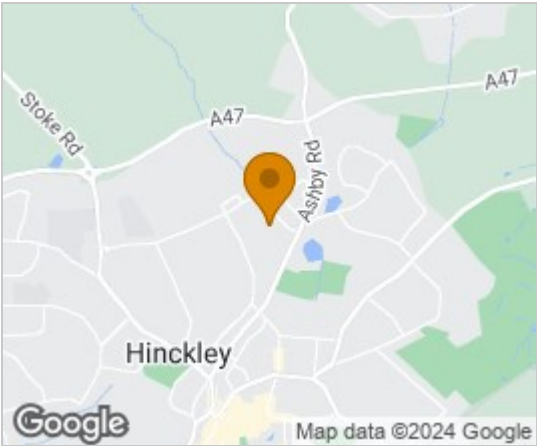
Bedroom 3 (front). 8'0" x 7'6" (2.45 x 2.30)
PVCu double glazed window, radiator and picture rail.

Modern bathroom (rear). 7'3" x 6'2" (2.23 x 1.90)
Full suite in white, panel bath with a electric shower and side screen, wash hand basin, low flush wc, radiator, ceramic wall tiling, laminate floor, obscure PVCu double window and linen cupboard with a wall mounted fan assisted condensing combination gas fired boiler (Vaiiolant Eco Tec Pro 28).

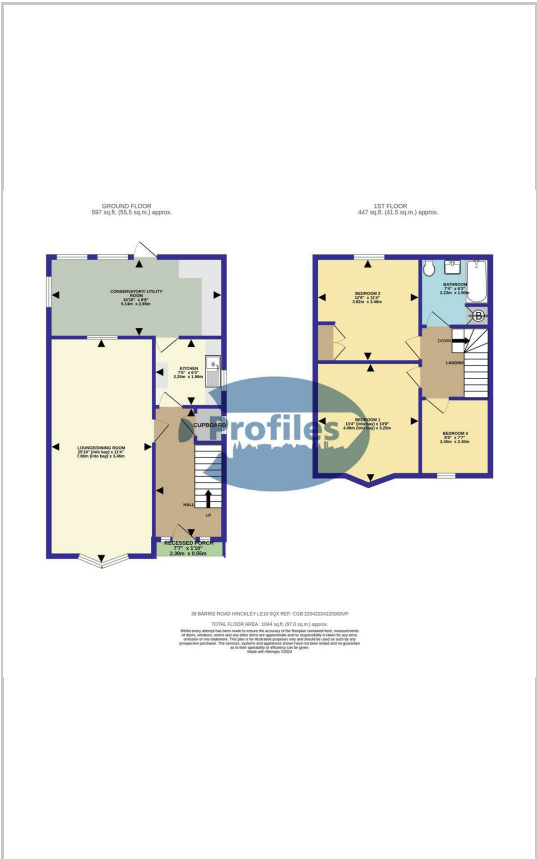
Outside.
Front garden with driveway and parking for up to 2 cars.

Enclosed established rear garden with lawn and patio.

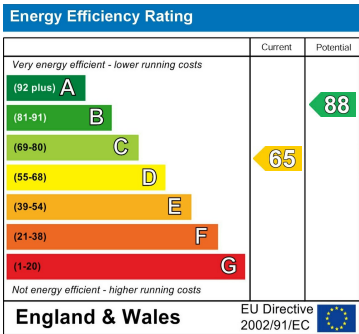
Area Map



Floor Plans



Energy Efficiency Graph



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