



Profiles Estate Agents

81 Edward Street

, Hinckley, LE10 0DH

Offers Over £315,000



An immaculately presented sympathetically extended show house standard three bedrooomed detached house having the additional benefits of PVCU double glazing, gas central heating (condensing combination boiler), magnificent extended breakfast kitchen/dining room with bi folding doors, utility room, guest cloakroom, attractive lounge with feature wood burner, luxury bathroom, established rear garden some 100 feet in length, detached garage, gazebo. NO CHAIN. VIEWING ESSENTIAL

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



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Canopy Porch 3'1" x 2'5" (0.94 x 0.75)

Having wall light point

Reception Hall 12'5" max x 8'11" (3.80 max x 2.74)

Having laminate floor, staircase via quarter landing with spindle balustrade, obscure composite double glazed door, radiator, mains smoke alarm.

Guest Cloakroom (side)

Having corner oval wash hand basin set in vanity unit with two base doors, low level flush wc, chrome ladder style radiator, obscure UPVC double glazed side window.

Attractive Lounge (front) 16'6" (into bay) x 10'11" (5.05 (into bay) x 3.34)

Having feature wood burner with mantel shelf and raised hearth, walk in UPVC double glazed bay window, feature ladder style radiator, coving.

Luxury Fitted Open Plan Breakfast Kitchen/Dining 20'0" max x 19'10" max (6.10 max x 6.05 max)

Having fitted Shaker style kitchen having range of base and wall units, centre island with recessed sink with four base units, fitted dishwasher, wine chiller, fitted fridge and freezer, associated work surfaces, pan drawers, fitted black rangemaster oven with five burner gas hob, double oven and grill, extractor hood, integrated microwave, corner tall cupboard with curved shelving, ladder style radiators, laminate flooring, vaulted ceiling with twin double glazed roof lights, anodised grey double glazed bi folding doors and downlights to ceiling.

Utility Room (side) 8'0" max x 5'2" (2.46 max x 1.60)

Having laminate floor, stainless steel sink unit, one base unit, tall cupboard, radiator, associated work surfaces, obscure UPVC double glazed side window, downlights to ceiling, plumbing for washing machine,

First Floor

Outer Landing/Potential Study (rear) 8'9" x 6'2" (2.68 x 1.90)

Having easy tread staircase to second floor, UPVC double glazed window, radiator.

Inner Landing 8'11" max x 5'8" (2.73 max x 1.73)

Having side UPVC double glazed window.

Luxury Spacious Bathroom (rear) 9'11" max x 8'11" (3.03 max x 2.74)

Having full suite in White comprising of panelled bath with mixer shower, waterfall head and side glazed screen, wash hand basin, low level flush wc, ladder style radiator, obscure UPVC Double glazed window, ceramic wall tiling, downlights to ceiling, extractor fan, wall mounted fan assisted gas fired condensing combination boiler (Worcester 32cdi green star erp).

Bedroom 1 (front) 14'0" into bay x 11'5" (4.27 into bay x 3.48)

Having UPVC double glazed walk in bay window, radiator.

Bedroom 2 (rear) 10'11" x 10'6" (3.34 x 3.21)

Having UPVC double glazed window, radiator and wall niche.

Second Floor

Bedroom 3 (rear) 19'6" x 8'10" min (5.96 x 2.71 min)

Having feature beam, twin UP VC double glazed velux lights, radiator.

Outside

Established Larger Than Average Rear Garden

Having patio, established lawn. Gazebo 2.81 m x 2.68 m with feature decking

Detached Garage 16'8" x 8'4" (5.1 x 2.56)

Having up and over door, obscure double glazed composite side door.

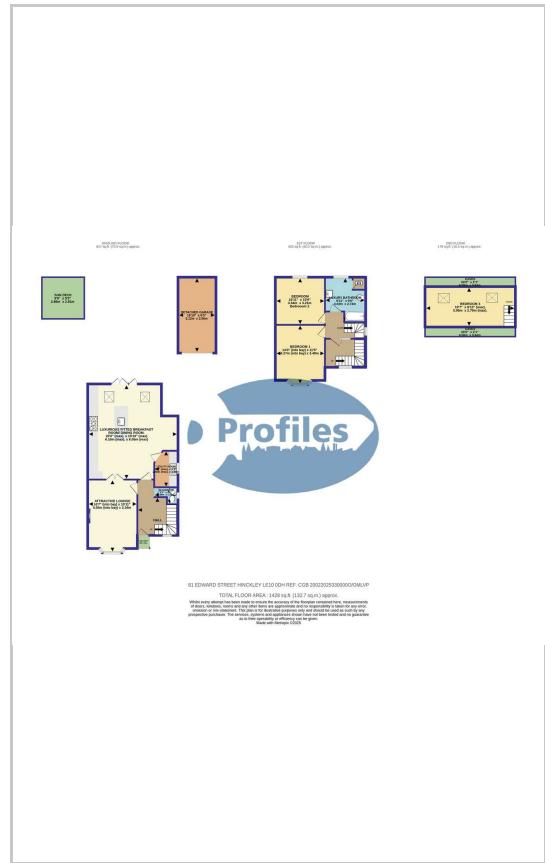
Front Garden

Having side driveway

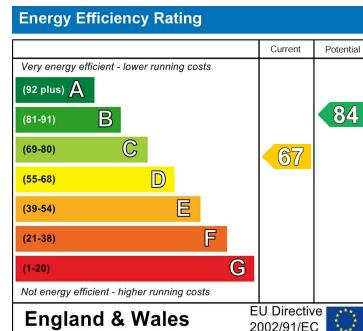
Area Map



Floor Plans



Energy Efficiency Graph



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