



Profiles Estate Agents

91 Windrush Drive

, Hinckley, LE10 0NY

Offers In The Region Of £199,950



A modern two bed roomed, semi-detached house in larger than normal corner commanding position, PVCu double glazing, gas fired central heating (condensing combination boiler), three car driveway, garage space subject to planning permission.

Conveniently located and accessible for commuting to all major road links such as the M69, M1, M6 and A5. Local amenities are within reasonable distance to the property.

****NO CHAIN****



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Reception hall

Staircase leading to first floor, radiator and double base cupboard.

Lounge (front) 18'10" x 9'3" (5.75 x 2.81)

Feature gas fire in Adams style surround, PVCu double glazed window and radiator.

Modern kitchen (rear) 12'4" x 8'6" (3.77 x 2.6)

Stainless steel sink unit, range of base and wall units comprising of five base units, larder unit, five wall units, associated bevel edged work surfaces, plumbing for washing machine, PVCu double glazed picture window and radiator.

First floor landing

PVCu double glazed picture window.

Bedroom 1 (front) 11'1" max 9'3" min x 11'5" (3.38 max 2.83 min x 3.48)

PVCu double glazed window, linen cupboard with a wall mounted fan assisted gas fired condensing combination boiler (Heat line Capriz 24C) and radiator.

Bedroom 2 (rear) 9'11" x 6'6" (3.01 x 1.98)

Radiator and PVCu double glazed window.

Modern bathroom 7'7" x 5'7" (2.32 x 1.71)

Full suite comprising of panelled bath with electric shower, pedestal wash hand basin, low flush w.c and obscure double glazed picture window.

Outside

Enclosed rear garden.

Spacious side garden.

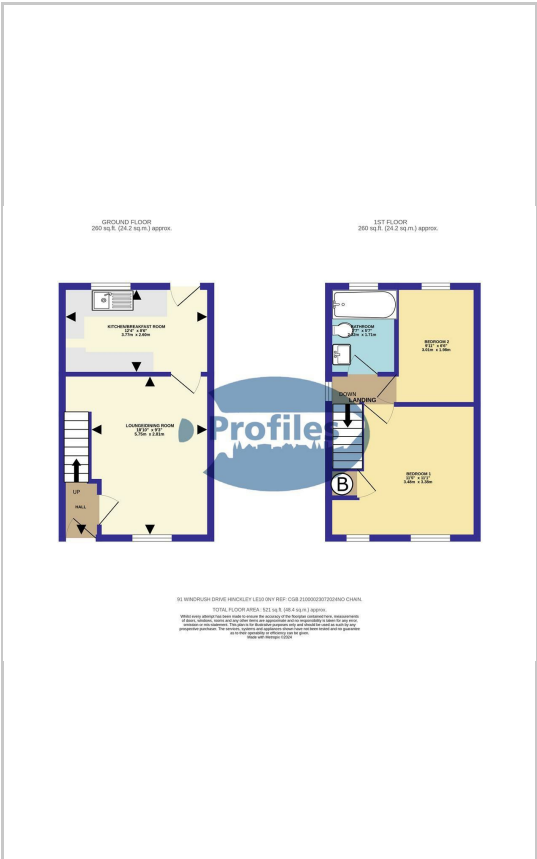
Three car driveway,

Front garden.

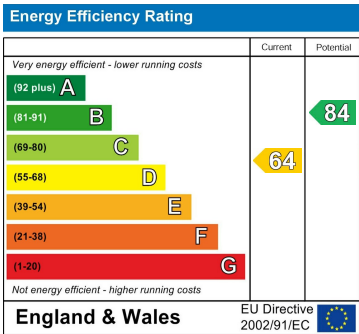
Area Map



Floor Plans



Energy Efficiency Graph



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