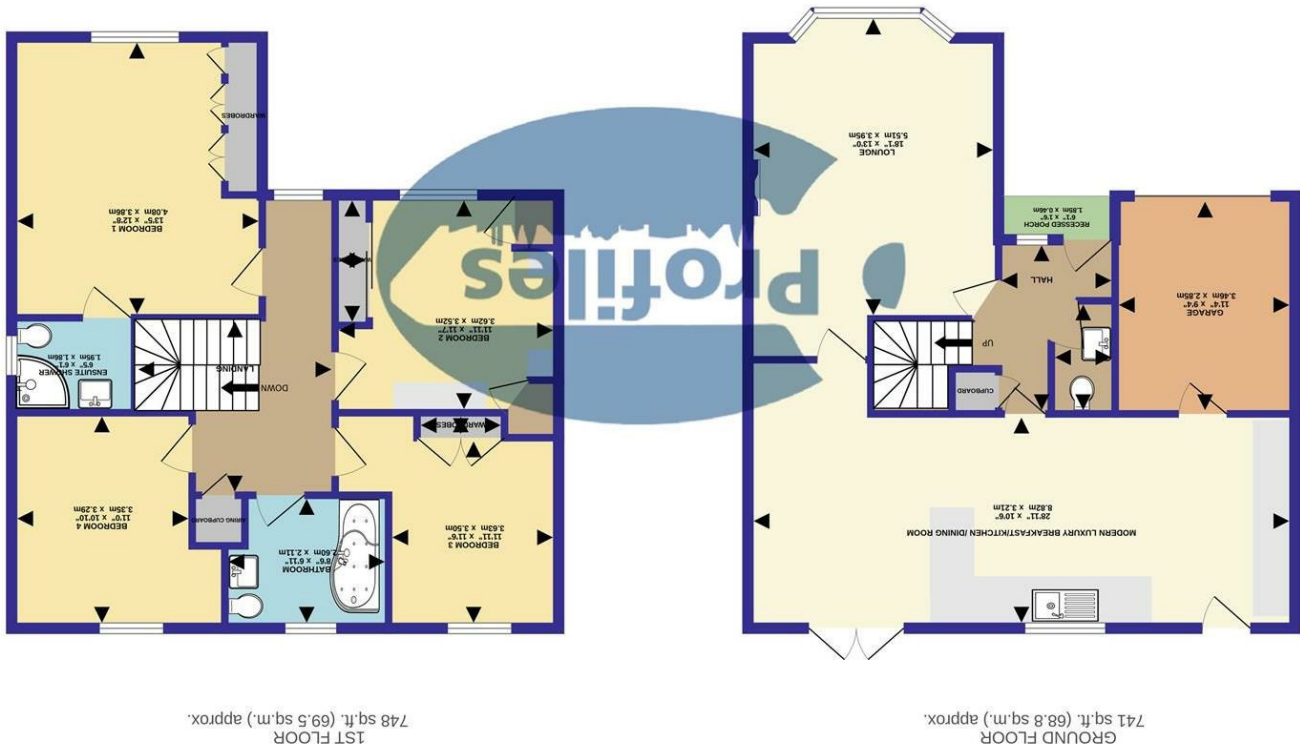


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Independent Estate Agents
Surveyors, Valuers and
Letting Agents



4 Gleneagles Close, Hinckley, LE10 2GW
Offers In The Region Of £480,000



4 Gleneagles Close, Hinkley, LE10 2GW

Offers In The Region Of £480,000

An immaculately presented, four double bedroomed, two bathroom family detached house situated in a quiet cul-de-sac position and approached via a private driveway. Constructed by the reputable David Wilson Homes who are members of the NHBC and built in the 'Pageant' design. The property has been maintained to the highest standard and has an abundance of many unique and quality features. Viewing is essential to appreciate the standard and quality of the accommodation. Additional benefits of gas central heating, PVCU double glazing, luxurious fully fitted breakfast/kitchen/dining room, double width driveway and south westerly rear garden.

Ideally located close to all local amenities and accessible for commuting to all major road links such as the M69, M1, M6 and A5.

Recessed porch

4'10" x 1'6"

Block paving and outside light.

Reception hall

1'3'3" (max) x 9'1'1" (max)

Laminate floor, under stairs cupboard, easy tread stair case via quarter landing to the first floor via a spindle balustrade, smoke alarm, radiator, composite double glazed door and adjacent PVCu obscure glazed side window.

Attractive lounge (front)

18'0" (into bay) x 12'1'1"

PVCu double glazed walk-in bay window, PVCu double glazed side window, radiator, feature live gas fire in an attractive surround with raised hearth, coving and two wall light points.

Bedroom 1 (front)

13'4" (max) x 10'5" (max)

Fitted triple double wardrobes, radiator and PVCu double glazed window.



En-suite shower (side)

6'4" x 6'1"

Suite in white comprising of fitted shower cubicle with chrome mixer shower and twin curved glazed doors, low flush WC with concealed cistern, wash hand basin in vanity unit with base doors in high gloss white, laminate floor, obscure PVCu double glazed window, chrome ladder styled radiator and extractor fan.

Bedroom 2 (front)

11'10" (max) x 11'6"

Fitted built-in triple wardrobes, twin base units, wall bridge unit, PVCu double glazed window, radiator and integrated tall cupboard with shelving.

Bedroom 3 (rear)

11'10" (max) x 11'5" (max)

PVCu double glazed window, radiator, fitted double wardrobe and laminate floor.



Bedroom 4 (rear)

10'11" (max) 10'9" (max)

PVCu double glazed window and radiator.

Luxurious bathroom (rear)

8'6" x 6'11"

Full suite in white, comprising of a 'P' shaped bath, oval wash hand basin in vanity unit with triple base doors, low flush wc with concealed cistern, chrome ladder styled radiator, down lights to the ceiling, ceramic wall, extractor fan, ceramic tiled floor tiling and obscure PVCu double glazed window.

Bedroom 2 (front)

11'10" (max) x 11'6"

Fitted built-in triple wardrobes, twin base units, wall bridge unit, PVCu double glazed window, radiator and integrated tall cupboard with shelving.

Outside

South westerly facing landscaped rear garden, with artificial lawn, block paved patio, mature shrubs and bushes, herbaceous borders and gated side access.

Garage

11'4" x 9'4"

With up and over door.



First floor landing

14'7" (max) x 10'5" (max)

Root void access (part boarded) with an aluminium retractable ladder, linen cupboard, smoke alarm and radiator.

Guest cloakroom

5'9" x 3'11"

Wash hand basin, low flush WC, radiator, laminate floor and extractor fan.

Luxurious breakfast/kitchen/dining room (rear)

28'11" x 10'6"

Recessed stainless steel one and half bowled sink, solid polished granite work surfaces with integrated breakfast bat with induction hob, range of attractive base and wall units finished high gloss 'walnut', comprising of 9 base, 9 wall, pull out ladder and tall cupboard, wine cooler, fitted dish washer, washing machine, electric fan assisted oven, further combination oven, extractor hood, ceramic tiled floor, feature ladder styled radiators, feature arch, PVCu double glazed door, PVCu double glazed window and PVCu double glazed twin french doors,

