



Profiles Estate Agents

10 Leicester Road

, Hinckley, LE10 1LS

Offers In The Region Of £220,000



A extended three bedroomed, traditional styled terraced house within walking distance of Hinckley town centre. The property has been maintained to a high standard and incorporates many unique features. Additional benefit of PVCu double glazing, gas fired central heating via condensing boiler, two reception rooms, family room extension, modern spacious fitted breakfast kitchen. luxury bathroom with shower, guest cloakroom, off road parking/driveway, secluded rear garden,

The property is accessible to all amenities, local shops, local schools and regular transport services. All major road links such as the A5, M69, M1 and M6 are within commuting distance from the property.

VIEWING ESSENTIAL

NO CHAIN.



Profiles Estate Agents



Profiles Estate Agents



Profiles Estate Agents

Fully enclosed porch 3'1" x 3'1" (0.95 x 0.95)
Ceramic tiled floor.

Reception hall 11'6" x 3'1" (3.51 x 0.95)
Ceramic tiled floor and radiator.

Attractive lounge (front) 15'7" (into bay) x 11'10" (4.77 (into bay) x 3.62)
Feature multi -fuel burner in raised marble hearth in attractive surround, wall in PVCu double glazed bay window, radiator, coving and picture rail.

Spacious dining room (rear) 13'0" x 10'10" (3.95 x 3.29)
Ornate fireplace with cast iron grate, cradiator, PVCu double glazed window, corner fitted cupboard, picture rail and coving.

Luxury modern fitted breakfast kitchen (rear) 16'5" x 8'8" (5.01 x 2.63)
Stainless steel sink unit, range of base and wall units (one wall unit with glazed display front), associated bevel edged work surfaces, split level ceramic hob and electric fan assisted oven, extractor hood, under stairs cupboard, twin PVCu double glazed double glazed picture windows, central heating radiator, wall mounted fan assisted flue condensing combination boiler (Ideal Logic Combi 24) boiler, ceramic tiled floor, ceramic wall tiling and coving.

Family room extension (rear) 13'6" x 8'2" (4.11 x 2.50)
Twin UPVC double glazed french doors, central heating radiator and ceramic tiled floor.

Guest cloakroom 5'11" x 2'4" (1.81 x 0.72)
Wash hand basin, low flush w.c, ceramic wall tiling and ceramic tiled floor.

First floor Gallery landing 19'6" (max) x 5'6" (max) (5.95 (max) x 1.68 (max))
Roof void access and dado rail.

Bedroom 1 (front) 15'9" x 11'10" (4.79 x 3.60)
Fitted double wardrobe, radiator, and leaded PVCu double glazed double window,

Bedroom 2 (rear) 12'9" x 10'0" (3.88 x 3.04)
Fitted double wardrobe, PVCu double glazed window, radiator and picture rail.

Bedroom 3 (rear) 10'2" (max) x 8'5"(max). (3.12 (max) x 2.57(max).)
PVCu double glazed window and radiator,

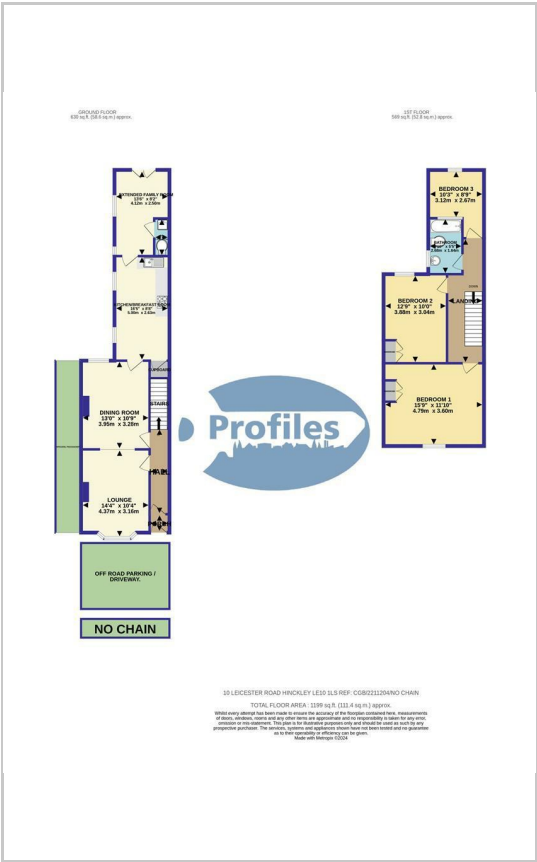
Bathroom (side) 8'10" x 5'5" (2.68 x 1.64)
PVCu wall cladding, full suite in white, panelled bath with chrome mixer shower with an additional electric shower (Mira Vista), wash hand basin in vanity unit with two base doors, low flush w.c, central radiator, obscure UPVC double glazed window, picture rail and polished marble tiled floor.

Outside
Enclosed rear garden with lawn, large side patio area and integral passageway.
Front garden with driveway.

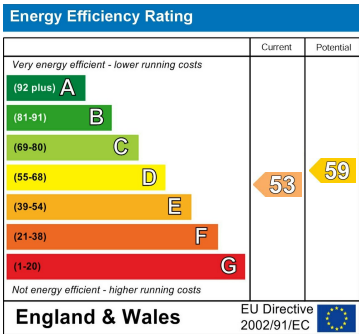
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.