



£335,000

GENERAL

A stylish family house which has been upgraded with meticulous attention to detail over the last few years. The accommodation briefly includes a wonderful open plan living area with French doors onto the garden, a smart and contemporary kitchen, a master bedroom with a luxurious en-suite shower room, two further bedrooms and a re fitted bathroom. Outside, there is generous off street parking, a single garage with electric roller shutter door and walled rear garden.

LOCATION

Hinckley is a market town located midway between the cities of Leicester and Coventry, The town offers a wide range of amenities and there are excellent road links via the A47, A5, M1, M6 and M69. There is a railway station again within walking distance with direct services to Birmingham and Leicester.

THE HOUSE

The accommodation is arranged over two floors as follows. Front door opening into entrance hall.







ENTRANCE HALL

Opening off the entrance hall are doors to the living room and cloakroom.

CLOAKROOM

With low flush lavatory, wash basin with waterfall tap. Central heating radiator.

LIVING ROOM

21'7" x 10'1"

A wonderful light space. There are French doors opening into the garden, an oak boarded floor, with 'anthracite' vertical radiator and standard radiator. Stairs rise to first floor and door to the kitchen.

KITCHEN

10'1" x 7'7"

Overlooking the garden. There is a contemporary range of fashionable light blue base and wall cabinets with a really generous range of integrated appliances including a four ring induction hob with extractor over, a single oven, washing machine, fridge freezer and dishwasher. There is a tiled finish to floor and door to the garden. Central heating radiator.

ON THE FIRST FLOOR

Stairs rise from the living room to the first floor landing.

FIRST FLOOR LANDING

Opening off the landing are doors to the bedrooms.

MASTER BEDROOM

12' x 9'7"

There is a range of wardrobes with mirrored doors

which, although not fitted, will remain, a ceiling fan and TV aerial point. Central heating radiator and door to en-suite.

EN-SUITE

A large shower enclosure with rainfall and hand held shower attachment, wash hand basin set on vanity unit with drawer beneath and back lit mirror over, chrome ladder style towel rail.

BEDROOM TWO

9'9" x 9'6"

A double bedroom with hanging cupboard. Central heating radiator.

BEDROOM THREE

8'8" x 7'6"

Hanging cupboard. Central heating radiator.

BATHROOM

Suite comprising a panelled bath with central tap and shower over, floating wash hand basin and low flush lavatory. Central heating radiator and tiled finish to floor.

OUTSIDE

To the front of the house there is a tarmac drive with parking for a couple of vehicles opening onto which is the single garage. A path leads down the side of the house to the rear garden.

SINGLE GARAGE

With roller shutter door. The garage houses the "Worcester" combination gas boiler.

THE REAR WALLED GARDEN

The garden has been laid out for ease of maintenance with terraced areas, stoned borders and a central lawn.

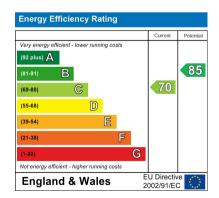
COUNCIL TAX BAND

Hinckley and Bosworth Council Tax Band C.

TECHNOLOGY

The boiler is controlled via a Nest smart thermostat and Nest smart smoke detector all hard wired.





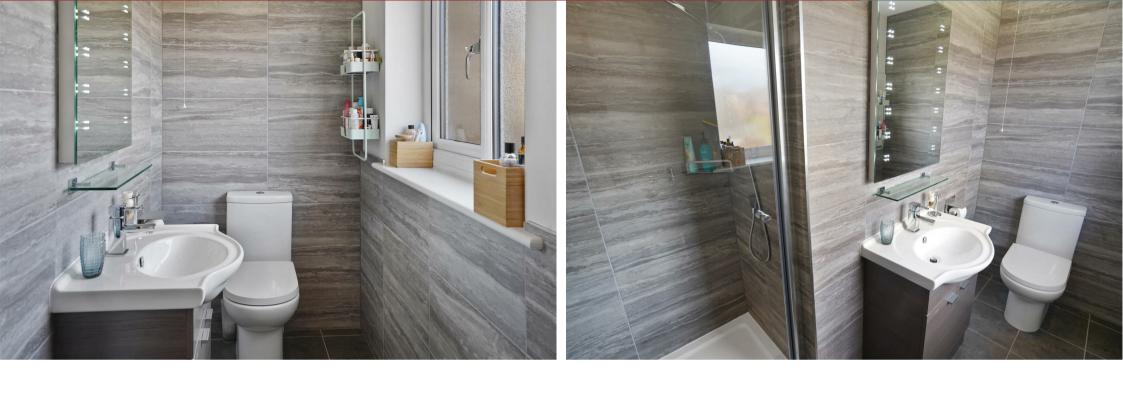






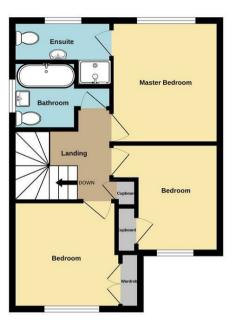






Ground Floor 1st Floor





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