

HUNTERS[®]

HERE TO GET *you* THERE



Hinksford Lane

Swindon, DY3 4NU



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Offers In The Region Of £325,000



Front Of The Property

To the front of the property there is an extended tarmac driveway, there is a path with gated side access and a double glazed composite door leading to the entrance hall.

Entrance Hall

With a double glazed composite door to front, Amtico flooring, door to kitchen dining room, stairs to the first floor landing and a central heating radiator.

Kitchen Diner

17'0" x 11'5" (5.2 x 3.5)

With a door leading from the entrance hall this newly fitted modern kitchen dining room has a range of wall and base units, work surfaces with matching upstands, integrated fridge, freezer and dishwasher, cupboard housing boiler, electric oven and hob, stainless steel cooker hood, one and a half sink and drainer, plumbing for washing machine, space for tumble dryer, double glazed window to front, double glazed door to side, storage cupboard, Amtico flooring, recessed spotlights, door to cloakroom and opening to lounge.

Lounge

14'9" x 13'1" (4.5 x 4)

Opening from the kitchen dining room, double glazed bi fold doors to rear garden, Amtico flooring and a central heating radiator.

Cloakroom

With a door leading from the kitchen dining room, WC, wash hand basin, Amtico flooring, extractor fan and a chrome heated towel rail.

First Floor Landing

With stairs leading from the entrance hall, double glazed window to front, doors to various rooms, stairs to the second floor, recessed spotlights and a central heating radiator.

Bedroom One

14'1" x 8'2" (4.3 x 2.5)

With a door leading from the first floor landing, double glazed window to front and a central heating radiator.

Bedroom Two

12'5" x 8'2" (3.8 x 2.5)

With a door leading from the first floor landing, double glazed window to rear and a central heating radiator.

Bathroom

With a door leading from the first floor landing this newly fitted modern bathroom has a shower cubicle with waterfall shower head and separate shower attachment, separate bath, WC, wash hand basin, extractor fan, recessed spotlights, part tiled walls, Amtico flooring and a chrome heated towel rail.

Second Floor Landing

With stairs from the first floor landing, skylight window and door to bedroom three.

Bedroom Three

14'9" x 11'5" (4.5 x 3.5)

With a door leading from the second floor landing, two skylight windows to front and one to rear, double glazed window to side, door to WC, eaves store and a central heating radiator.

WC

With a door from bedroom three, WC, wash hand basin, Amtico flooring, extractor fan and a chrome heated towel rail.

Garden

With access via bi folding doors leading from the lounge this lovely private rear garden has steps leading down to lawn with mature shrub borders, there is gated side access to the front of the property.



Road Map



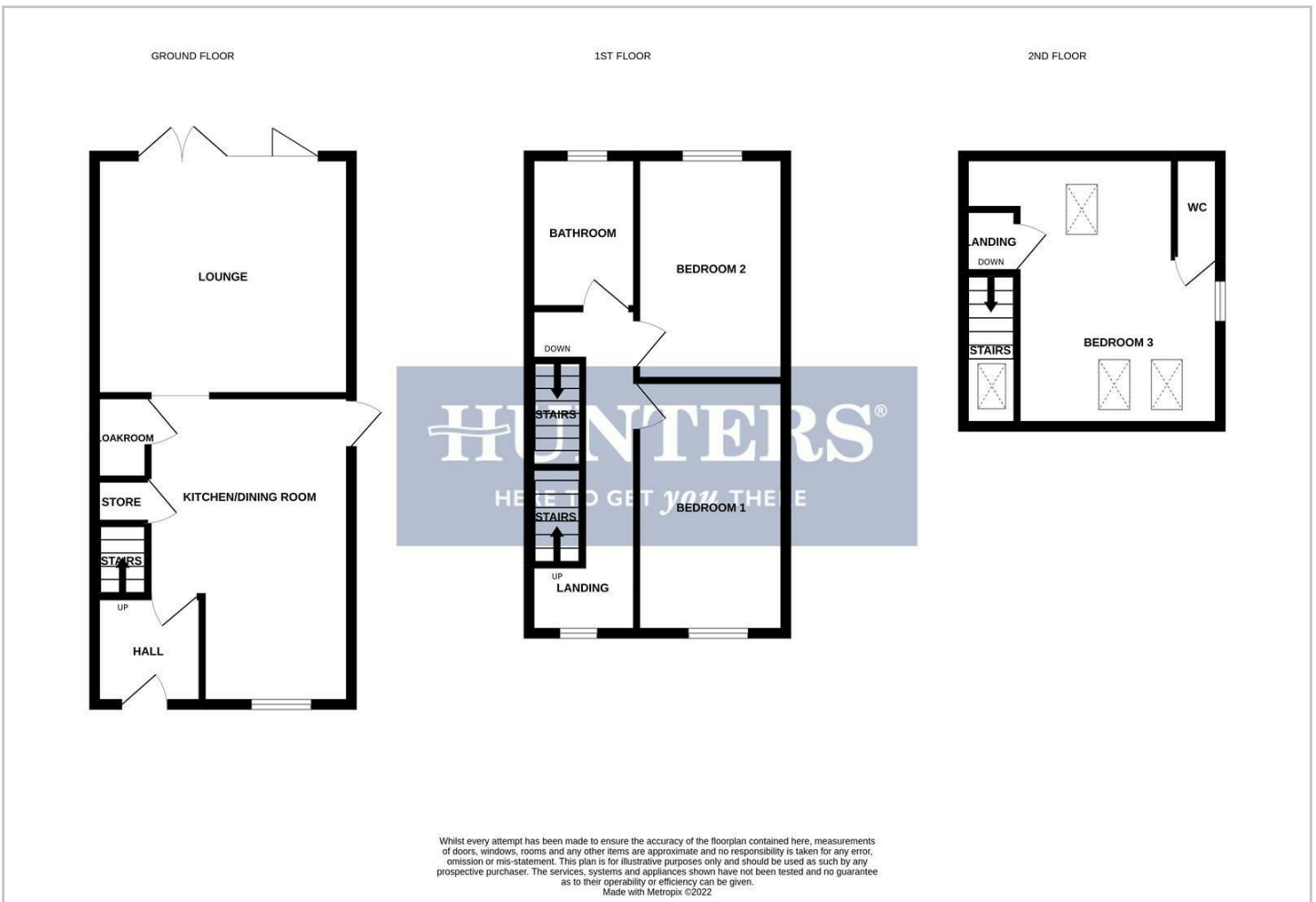
Hybrid Map



Terrain Map

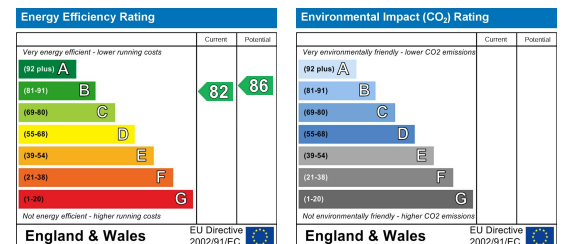


Floor Plan



Please contact our Hunters Stourbridge Office on 01384 443331 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.