



Profiles Estate Agents

## 14 Rook Close

, Hinckley, LE10 3EP

£1,600 Per Month



A modern newly constructed 4 bedroom, 2 bathroom, 3 storey family detached house. The property was constructed by JS Bloor homes and has the remainder period of the unusual NHBC guarantee and /or similar new building warranty. Additional benefits of gas central heating (condensing boiler), PVCu double glazing, modern fitted breakfast kitchen, guest cloakroom, bedroom one with en-suite shower, modern bathroom with mixer shower, walled rear garden, 2 to 3 car driveway, detached garage, etc.

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



Profiles Estate Agents



Profiles Estate Agents



Profiles Estate Agents

**Reception hall. 17'8" x 6'3" (max). (5.39 x 1.91 (max).)**

Staircase with spindled balustrade, laminate floor, radiator, composite door and mains smoke alarm.

**Guest cloakroom. 5'11" x 3'0". (1.82 x 0.92.)**

Wash hand basin, low flush wc, radiator and extractor hood.

**Through lounge. 18'8" x 12'0" (into bay). (5.69 x 3.67 (into bay).)**

Walkin PVCu double glazed side bay window, radiators, PVCu double glazed front window, PVCu double glazed french doors and laminate floor.

**Modern fitted breakfast kitchen (through). 18'7" (max) x 11'9" (max). (5.68 (max) x 3.60 (max).)**

Composite sink unit in black slate, range of base and wall units, (6 base and 6 wall) finished in grey, associated work surfaces, fitted dishwasher, fitted fridge, fitted freezer, split level gas hob, electric (fan assisted) oven, extractor hood (ducted), wall mounted fan assisted condensing combination boiler ( Ideal Logic combi ESPi 38), integral utility area with plumbing for a washing machine. PVCu double glazed window and door

**First floor landing. 9'7" x 7'5" (2.93 x 2.27)**

Fitted cupboard and staircase leading to the second floor.

**Bedroom 1 (through). 18'8" (max) x 10'0" (max). (5.69 (max) x 3.07 (max).)**

PVCu double glazed windows, radiators, fitted triple wardrobe with full length mirrored doors and PVCu double glazed doors to the front and rear.

**En-suite shower (front). 8'9" (max) x 5'1"(max). (2.68 (max) x 1.56(max).)**

Fitted double shower cubicle with an electric shower, wash hand basin, low flush wc, ladder style radiator and downlights to ceiling.

**Bedroom 2 (through). 18'8" (max) x 9'10" (max). (5.69 (max) x 3.01 (max).)**

PVCu double glazed window and radiator.

**Modern bathroom (front). 8'7" (max) x 7'11". (2.62 (max) x 2.43.)**

Full suite in white, panel bath with a chrome mixer shower, wash hand basin, low flush wc, downlights to ceiling, obscure PVCu double glazed window and ladder style radiator.

**Second floor landing. 9'6" x 7'2". (2.92 x 2.20.)**

Smoke alarm.

**Bedroom 3 (front). 12'6" x 9'7" (3.83 x 2.93)**

PVCu double glazed window, radiator, roof void access and downlights to the ceiling.

**Bedroom 4 (front). 12'6" x 10'2" (3.83 x 3.12)**

PVCu double glazed windows to front and side elevations, downlights to the ceiling and radiator.

**Outside.**

Fore garden.

Enclosed walled rear garden with lawn.

2 to 3 car tarmacadam driveway.

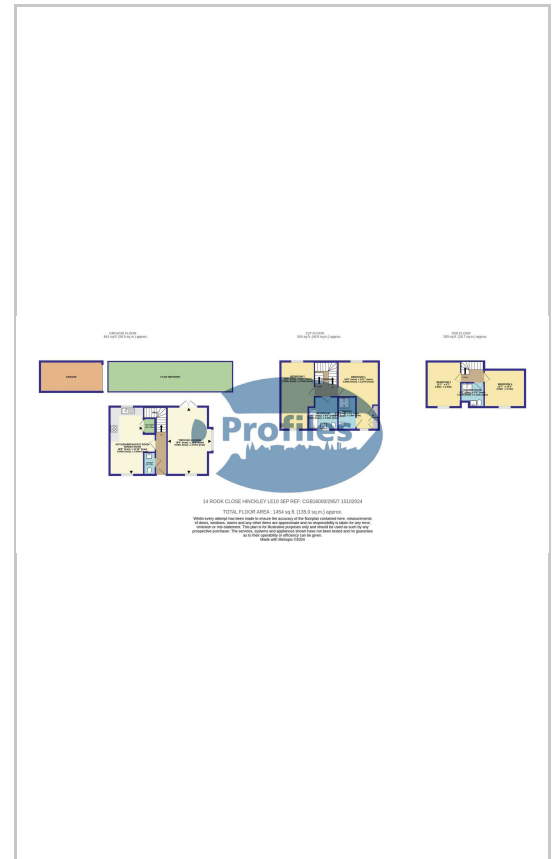
**Detached garage 16'8" x 7'8" (5.1 x 2.34)**

Up and over door.

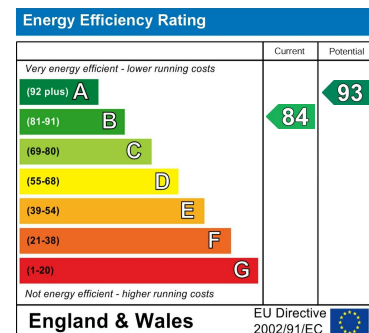
**Area Map**



**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.