14 Starling Close

, Hinckley, LE10 3FN

£1,700 Per Month

🛏 4   🛁 3   🛋 2   ≡ B

Modern newly constructed executive style four double bedroomed two bathroomed detached family house constructed by the reputable Bloor Homes in the Dawlish design and having the remainder period of new build warranty.

Additional benefits of gas central heating, PVCu double glazing, luxurious breakfast kitchen/dining room, attractive lounge, utility room, study, walled lawned rear garden, detached garage with driveway and parking for three cars.

The property is ideally located close to all local amenities to include local shops, schools and public transport services. The property is accessible for commuting to all major motor links such as the A5, M69, M1 and M6. VIEWING ESSENTIAL.

Reception Hall 13'6" x 7'3" (4.12 x 2.21)
Having staircase to first floor via spindle balustrade, understairs cupboard, radiator, LVT floor, composite double glazed door, mains smoke alarm.

Guest Cloakroom 6'2" x 3'6" (1.88 x 1.07)
Having suite in white comprising of wash hand basin, low level flush wc, extractor fan, radiator, LVT floor.

Study (front) 10'3" x 6'11" (3.14 x 2.12)
Having LVT floor, radiator, PVCu double glazed window,.

Attractive Lounge (front) 15'7" x 11'7" (4.76 x 3.54)
Having dual aspect and having UP VC double glazed windows, radiator.

Utility Room (side)
Having wall mounted gas fired condensing boiler (Ideal Combi Sp1-38), work surface, LVT floor, UPVC double glazed window, radiator, Co alarm.

Luxurious Open Plan Breakfast Kitchen/Dining Room 32'1" max x 12'10" max (9.78 max x 3.93 max)
Having Shaker style kitchen, range of attractive base and wall units comprising of eight base units, seven wall units, associated work surfaces, integral breakfast bar with six base units, fitted fridge and freezer, fitted dishwasher, split level gas hob, electric double fan assisted oven, walk in UPVC double glazed side bay window, PVCu double glazed french doors with adjacent UPVC double glazed windows, further UP VC double glazed window, radiator.

First Floor

Landing 13'1" x 5'2" (4.0 x 1.59)
Having linen cupboard, mains smoke alarm, roof void access, radiator.

Bedroom 1 (front) 13'5" max x 11'7" max (4.09 max x 3.55 max)
Having fitted triple mirrored wardrobes, twin UPVC double glazed windows, radiator.

En Suite Shower (front) 8'9" x 4'7" (2.68 x 1.40)
Having fitted double shower cubicle with mixer shower, wash hand basin, low level fush wc, LVT floor, radiator, downlights to ceiling, extractor fan, obscure UPVC double glazed window.

Bedroom 2 (front) 14'0" x 12'6" (4.29 x 3.83)
Having UPVC double glazed window, radiator.

En Suite Shower (side) 8'9" x 4'6" (2.67 x 1.39)
Having fitted double shower cubicle with mixer shower, wash hand basin, low level flush wc, downlights to ceiling, radiator, extractor fan, obscure UPVC double glazed window.

Bedroom 3 (rear) 11'0" max x 10'7" (3.36 max x 3.24)
Having UPVC double glazed window, radiator.

Bedroom 4 (rear) 12'11" x 10'9" (3.96 x 3.28)
Having UPVC double glazed window, radiator.

Luxury Bathroom (rear) 9'5" x 7'6" (2.88 x 2.30)
Having full suite in White comprising of panelled bath with chrome mixer shower, wash hand basin, low level flush wc, fitted separate fully tiled shower with mixer shower and side glazed door, obscure double glazed window, extractor fan.

Outside

Enclosed Lawned Rear Garden
Having established lawn

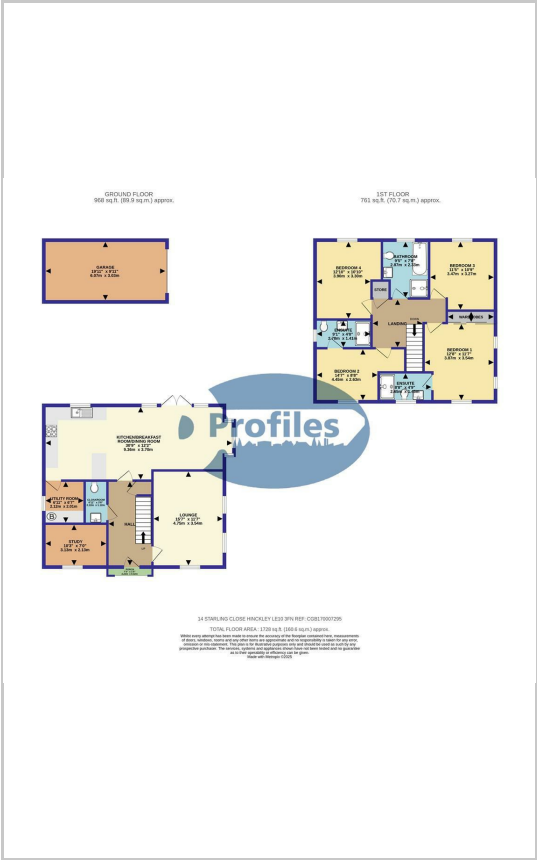### Foregarden with Wrought Iron Railings

Detached Garage 19'10" x 9'10" (6.06 x 3.02)
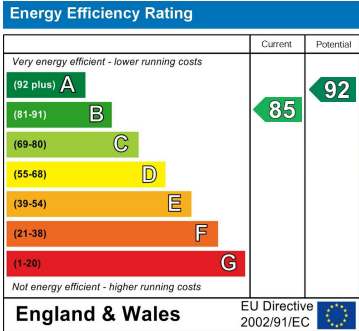Having electric up and over door, light and power, two to three car driveway.

Area Map

Floor Plans

Energy Efficiency Graph

28-30 New Buildings, Hinckley, Leicestershire, LE10 1HW
Tel: 01455 613555 Email: profilesea@aol.com https://www.profiles-estates.co.uk