



## 35 Windrush Drive

, Hinckley, LE10 0NY

£1,695 Per Month



A stunning 5 bedroom, 2 bathroom, family detached ex David Wilson show house. The property occupies a corner commanding position in a popular and desirable location. Additional benefits of gas central heating (condensing boiler), PVCu double glazed, spacious lounge, separate dining room, victorian conservatory, study, bedroom 1 with en-suite bathroom, fitted wardrobes to all the bedrooms, enclosed walled private landscaped rear garden with artificial lawn, intruder alarm, double garage and an attractive imprinted concrete driveway with parking for several cars.

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

Viewing is essential to fully appreciate this exceptionally presented and spacious family home.

NO CHAIN



Fully enclosed porch 4'11" x 3'11" (1.51 x 1.21)

Laminate floor, obscure PVCu double glazed window and obscure PVCu double glazed door

Reception hall 15'3" x 9'6" (4.67 x 2.91)

Easy tread staircase with spindle balustrade leading to the first floor, coving, downlights to the ceiling, obscure PVCu double glazed door, adjacent PVCu double glazed window, door leading to the garage, laminate floor, archway and radiator.

Attractive lounge (front) 17'10" x 12'6" (5.45 x 3.82)

Walk-in PVCu double glazed bay window, radiator, downlights to the ceiling, coving, feature live gas fire in attractive surround with raised hearth.

Separate dining room (rear) 12'5" x 10'8" (3.79 x 3.27)

Twin PVCu double glazed french doors, coving, downlights to the ceiling and radiator.

Guest cloakroom (side) 3'11" x 5'6" (1.20 x 1.68)

Wash hand basin, low flush wc, downlights to the ceiling, extractor hood, radiator and ceramic tiled floor.

Study (rear) 12'2" x 6'10" (3.72 x 2.09)

PVCu double glazed window, radiator and laminate floor.

Modern breakfast kitchen (rear) 18'0" (max) x 8'9" (max) (5.49 (max) x 2.68 (max))

Feature composite sink, range of attractive base and wall units (9 base and 8 wall) finished in high gloss white, associated work surface, ceramic wall tiling, fitted dish washer, fitted fridge, split level gas hob, electric fan assisted double oven, extractor hood, PVCu double glazed windows and double radiator.

Utility room (side) 7'5" (max) x 5'5" (max) (2.28 (max) x 1.66 (max))

Composite sink, 1 base unit, associated work surface, downlights to the ceiling, obscure PVCu double glazed door and plumbing for a washing machine,

First floor gallery landing 17'8" x 6'4" (5.41 x 1.94)

Airing cupboard, smoke detector, roof void access and downlights to the ceiling.

Bedroom 1 (front) 14'4" (max) x 12'5" (max) (4.38 (max) x 3.80 (max))

Fitted triple built in double wardrobes, PVCu double glazed window and radiator.

En-suite bathroom 8'7" (max) x 6'9" (max) (2.62 (max) x 2.08 (max))

Full suite in white, panel bath with mixer shower, wash hand basin, low flush wc, separate shower cubicle with a mixer shower, ceramic tiled floor, ceramic wall tiling, shaver point, obscure PVCu double glazed window, and radiator.

Bedroom 2 (rear) 15'10" (max) x 8'9" (4.83 (max) x 2.68)

PVCu double glazed window, radiator and triple wardrobe.

Bedroom 3 (rear) 11'4" (max) x 11'0" (max) (3.46 (max) x 3.36 (max))

PVCu double glazed window, radiator and fitted twin double wardrobes.

Bedroom 4 (front) 15'8" (max) x 8'2" (4.78 (max) x 2.50)

Walk-in PVCu double glazed bay window, radiator and fitted triple wardrobe.-

Bedroom 5 (front) 12'0" x 9'1" (3.66 x 2.78)

Fitted triple wardrobes, radiator and PVCu double glazed window.

Modern bathroom (rear) 8'9" \*(max) x 7'2" (max) (2.68 \*(max) x 2.20 (max))

Full suite, panel bath with chrome mixer shower and side glazed screen, wash hand basin, low flush wc.obscure PVCu double glazed window, radiator, ceramic tiled floor, downlights to the ceiling, shaver point, radiator and extractor fan.

Outside

Enclosed walled rear garden, artificial lawn, patio, side gated access and water tap.

Front garden with concrete pattern driveway and parking for several cars.

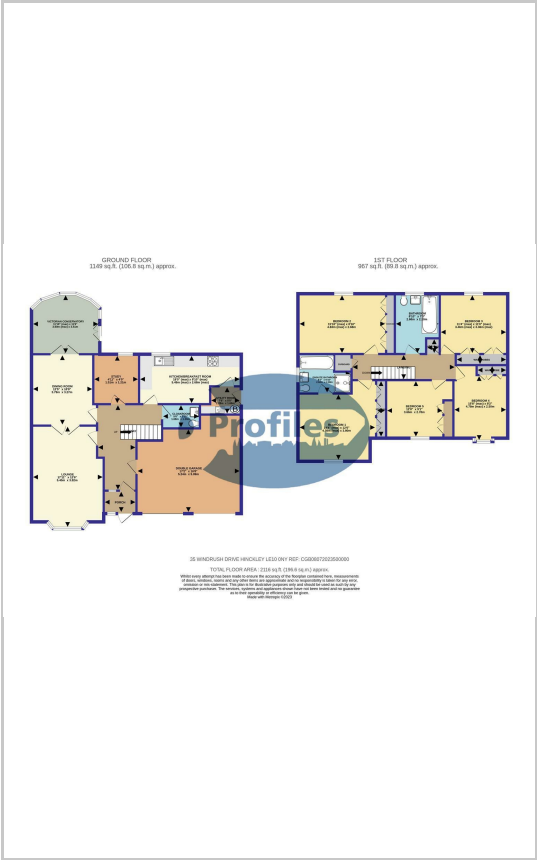
Double garage 17'2" (max) x 16'8" (max) (5.24 (max) x 5.09 (max))

Twin up and over door, door to the hallway, light and power points

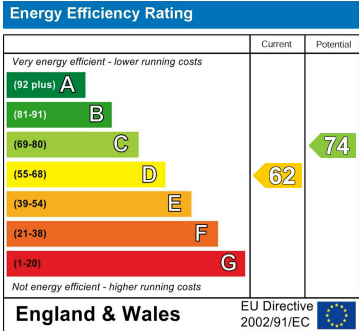
Area Map



Floor Plans



Energy Efficiency Graph



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