



10 Boyslade Road East, Hinckley, LE10 2RQ
£674,950

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RH Homes and Property are delighted to offer this fantastic chance to purchase a fully developed, extended, and modernised four bedroom detached family home in a popular non estate setting, on a no through road. The house is situated on a good size plot with attractive rear gardens and timber office build. The property comprises: Entrance Hall, Lounge, Open Plan Kitchen and Living Area, Utility Room, Downstairs WC, Landing, Four Bedrooms, Master with Ensuite and Juliette Balcony, Family Bathroom and Timber Office in the rear garden. There is also gas fired central heating and UPVC double glazing throughout, integral garage and driveway for off road parking for multiple vehicles. This house is essential for viewing to fully appreciate the size and works to improve with the many extras that the accommodation offers.

Council Tax - D

Entrance Hall

Having laminate wood flooring, cloak room, glass stair case to the first floor and a feature UPVC double glazed window and door to the front elevation.

Lounge

10'11 x 17'1 (3.33m x 5.21m)

With a multi fuel burner, TV point, radiator and UPVC double glazed window to the front aspect.

Open Plan Kitchen/Living Area

29'3 x 19'4 (8.92m x 5.89m)

Being fully renovated and fitted with a fantastic range of wall and base units with marble working surfaces over and marble topped island unit and breakfast bar, inset Belfast sink and drainer, five ring gas hob with hood over, eye level double oven, integrated wine fridge, integrated dishwasher and American style fridge freezer, TV point, under-floor heating, orangery style roof, laminate wood flooring and UPVC double glazed windows and bi-fold doors to the rear elevation.

Utility Room

Having further matching wall and base units with marble working surfaces over, laminate wood flooring, stainless steel sink with tap over, and plumbing for washing machine and space for a tumble dryer.

Downstairs WC

With a two piece white suite comprising: low flush WC and wash hand basin, laminate wood flooring and extractor.

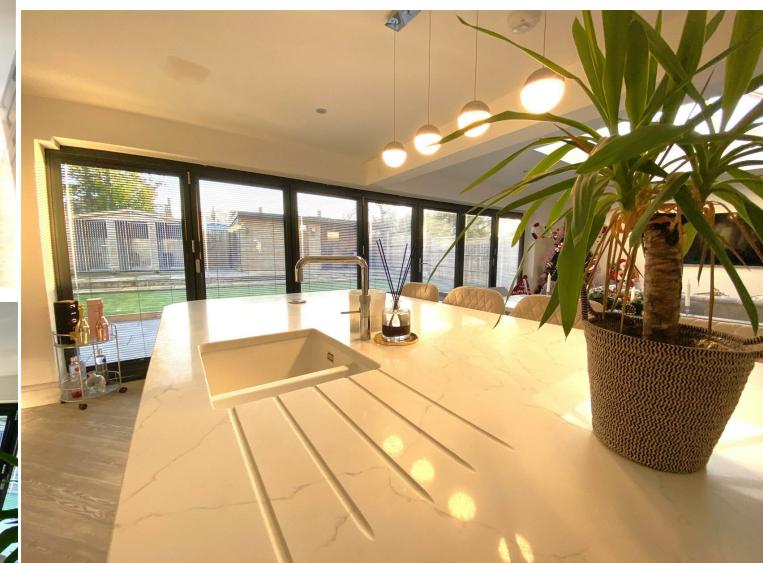
Landing

With the continuing glass stair casing, feature, UPVC double glazed window to the front aspect, loft access, radiator and further UPVC double glazed window to the rear elevation.

Master Bedroom

12'5 x 17'0 (3.78m x 5.18m)

With TV point, radiator. Double glazed twin french doors and Juliette balcony and UPVC double glazed windows to the rear and front elevations.





Ensuite

8'10 x 6'1 (2.69m x 1.85m)

Being fitted with a three piece suite comprising a walk-in thermostatic rainfall shower, wash hand basin and low flush WC, mirror with shaver socket and lights, extractor, heated towel rail and UPVC double glazed window to the side aspect.

Bedroom Two

11'0 x 9'4 (3.35m x 2.84m)

With radiator and UPVC double glazed window to the rear elevation.

Bedroom Three

8'10 x 13'8 (2.69m x 4.17m)

With skylight window, radiator and UPVC double glazed window to the side elevation.

Bedroom Four

10'11 x 10'1 (3.33m x 3.07m)

With skylight window, and radiator.

Family Bathroom

8'6 x 5'7 (2.59m x 1.70m)

Having a three piece white suite comprising: bath with shower head off taps, heated towel rail, mirror with shaver socket and lights, inset TV monitor, full tiled surround and flooring, extractor and UPVC double glazed window to the side aspect.

Timber Office

22'7 x 13'10 (6.88m x 4.22m)

With laminate wood flooring, TV point, power and lighting, wood entry door and UPVC double glazed windows to the side and front elevations, and an attractive covered veranda outside for seating on less sunny days.

Outside

To the front is a stoned driveway allowing for off road parking for multiple vehicles and a slabbed walkway leading to the front door. There is a timber gated side access leading to:

A three tiered garden of: slabbed full plot width rear patio, artificial lawn and further slabbed BBQ and seating area with timber and gated storage and a timber built home office, working space, bar or play den.

Lettings and Management

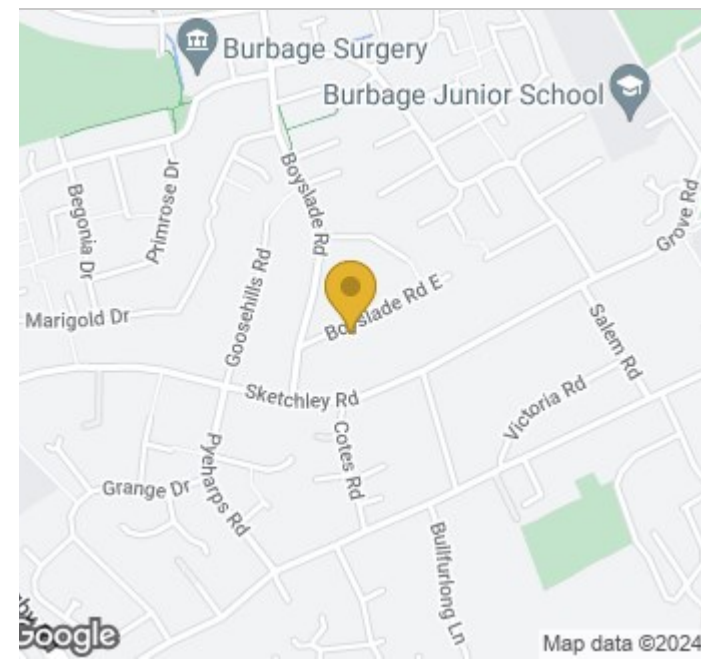
RH Homes and Property are a Sales, Lettings and Management business. If you are looking at selling or letting property, then please contact our team on the number shown.

RH Homes and Property is the seller's agent for this property. Descriptions of the property served as an opinion and not as statement of fact. Please inform us if you become aware of any information being inaccurate.





10, Boyslade Road East, Burbage, LE10 2RQ
 Total Area: 197.0 m² ... 2121 ft²
 All measurements are approximate and for display purposes only



Leaving Hinckley along the Rugby Road towards the M69, take a left turning onto Sketchley Road, and then left onto Boyslade Road, take a first right onto Boyslade Road East where the property is situated on the right hand side easily identified by the RH Homes for sale board. For SATNAV users the postcode is LE10 2RQ.

Viewing

Please contact our RH Homes and Property Office on 01455 633244 if you wish to arrange a viewing appointment for this property or require further information.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus) A			82
(81-91) B			
(69-80) C		74	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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