



**210 Coventry Road, Hinckley, LE10 0NG**  
**£270,000**



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C





Council Tax Band - B  
EPC - Band C

**Hallway**  
With a composite door to the front elevation in to the Hallway, with engineered oak wooden flooring, radiator, and stairs off to the first floor.

**Lounge**  
12'9 x 12'9 (3.89m x 3.89m)  
The engineered oak wooden flooring continues through, and there is a full width UPVC double glazed window to the frontage, there are two radiators, and a focal point chimney breast.

**Kitchen Diner**  
15'4 x 11'1 overall (4.67m x 3.38m overall)  
There is a door through to the Kitchen & Dining Area, which is fitted with an excellent range of wall and base level units, drawers and bottle racking, with wooden working surfaces over, and an inset one and a half sink, built in electric oven and four ring gas hob with a hood over, and integrated fridge/freezer and dishwasher, plus a microwave. The whole of the ground floor follows the theme of the engineered wooden flooring,

**Store Room**  
There is an L-shaped room offering ample space for storage, again with the wooden flooring.

**Sitting / Family Area**  
10'10 x 8'0 (3.30m x 2.44m)  
The Kitchen & Sitting/Family Area has an open plan design, again the Family area is themed with the engineered oak floor, there are twin UPVC double glazed french doors leading out into the rear gardens, and a Skylight window to offer maximum natural light.

**Utility Room**  
6'0 x 3'7 (1.83m x 1.09m)  
There is a door from the Kitchen through to the Utility Room, which has base units on both sides with further bottle racking and wooden work surfacing over, and engineered wood floor.

**Bathroom**  
6'5 x 6'1 (1.96m x 1.85m)  
Having an attractive three piece white suite, with a low level WC, a wash hand basin set in a vanity unit, and a freestanding bath, once more with engineered wood flooring, a UPVC double glazed window to the rear and a skylight window, a chrome style heated towel rail, shaver socket, and extractor fan.







### Landing

UPVC double glazed window to the side elevation, and access off to:

### Master Bedroom

12'9 x 12'8 overall (3.89m x 3.86m overall)

A really well designed and presented Master Bedroom, with two sets of fitted wardrobes set either side of the chimney breast one with shelving also alongside, a full width UPVC double glazed bay window, and radiator. Door through to :

### Ensuite

5'1 x 5'1 (1.55m x 1.55m)

Having a white three piece suite comprising a low level w.c and raised wash basin set in a vanity display set along the width of one wall, and a shower in a shower cubicle, having one mirrored wall, and range of ceramic tiling, a heated towel rail, and UPVC double glazed window to the front elevation.



### Bedroom Two

11'1 x 9'3 (3.38m x 2.82m)

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

### Bedroom Three

8'2 x 6'1 (2.49m x 1.85m)

UPVC double glazed window to the rear elevation, and radiator. This room has been set out to be equally well used as a Dressing Room or Home Office.



### Outside

The house has a double width driveway to the frontage offering ample off road parking, there is also a small tree offering seclusion for the house.

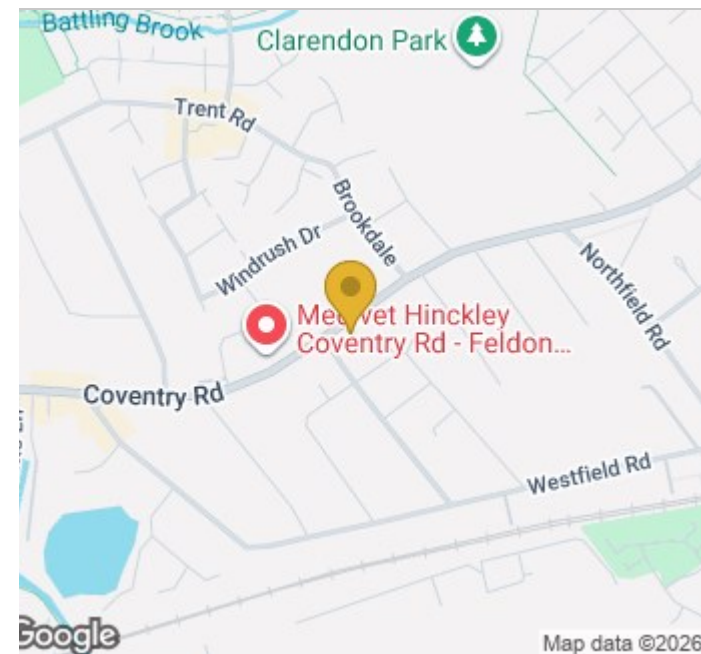
There is a timber gated access into the back garden, with a timber decked patio and dwarf walling separating the sitting area from the lawned garden. There is a central footpath through the lawned garden, and well stocked flower and shrub arrangements. To the rear of the plot is a raised wooden sleeper border, and a paved patio leading up to the Wooden Work Room/Home Office. Which has power and lighting, and is used as a really efl and good sized workshop by the current owners.



Coventry Road, Hinckley, LE10 0NG

Total Area: 86.2 m<sup>2</sup> ... 928 ft<sup>2</sup>

All measurements are approximate  
and for display purposes only



Leaving Hinckley town centre along Coventry Road (towards the A5), continue along and the property is situated on the left hand side, easily identified by the RH Homes And Property Residential for sale board. For SATNAV users please enter LE10 0NG.

## 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) <b>A</b>		82
(81-91) <b>B</b>		
(69-80) <b>C</b>	76	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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