



Edward Street
Hinckley LE10 0DH

for sale offers over
£315,000



Property Description

Immaculate three bedroom detached property sitting on a very good plot with driveway to the front and a large private rear garden with garage. The property is finished to a very high standard throughout with a large open plan kitchen living dining space to the rear with bi-fold doors leading to rear garden.

The accommodation comprises of an entrance hall, downstairs cloak room, bay window lounge, extended open plan kitchen diner, utility room, landing space leading to two double bedrooms and bathroom, with a small study space leading up to a master bedroom on second floor.

Accommodation

Canopy porch to front of property with outdoor lighting, along with attractive grey composite front door.

Entrance Hall

12' x 5' 9" (3.66m x 1.75m)

Oak laminate flooring with radiator, central heating digital programmer, wired in smoke alarm, stairway leading up to first floor.

Cloakroom

Downstairs WC with corner sink vanity unit with tile surround and chrome towel rail. Patterned flooring.

Living Room

15' 1" x 10' 11" (4.60m x 3.33m)

Multi fuel burner with oak beam above, TV ariel points and electric sockets for wall mounted TV. Attractive bay window with radiator to front of the room. Carpeted, Internal wooden french double doors leading to kitchen.

Open Plan Kitchen Dining Room

19' 11" x 19' 10" (6.07m x 6.05m)

High standard fitted kitchen with large island unit with breakfast bar and inset sink with black mixer taps. Further storage and integrated wine cooler and dishwasher with the island. Rangemaster cooker included with integrated microwave, fridge freezer and large larder style pantry cupboard. Open plan dining area along with kitchen, wooden strip flooring, radiator, double glazed Velux windows providing lots of natural lights along with spotlights in the ceiling. Bi-fold aluminium doors leading to the rear garden.

Utility Room

7' 10" x 5' 3" (2.39m x 1.60m)

Consisting of matching units to the kitchen, stainless steel sink with black mixer tap. two under counter appliance spaces, one with plumbing for washing machine. Additional storage from tall, fitted cupboard. Wall mounted consumer unit, Wooden strip flooring, radiator and extractor fan.

Landing

Leading to bathroom, two double bedrooms on first floor and a small study/dressing area leading to second floor, wired in smoke alarm.

Bedroom One

11' x 13' 9" (3.35m x 4.19m)

Bay windowed bedroom to front of property with radiator in bay, carpet, double glazed windows.

Bedroom Two

Double bedroom to rear of the property overlooking the garden with radiator, carpet and feature wallpaper.

Family Bathroom

8' 11" x 10' (2.72m x 3.05m)

White bathroom suite consisting of patterned flooring, spotlights, extractor fan, panelled bath with black framed shower screen and black rainfall shower above, black towel rail, low level WC, pedestal white sink with shaving point, Airing Cupboard with Worcester condensing combination boiler.

Landing/Study Space

6' 1" x 5' 9" (1.85m x 1.75m)

Small study/dressing area leading to second floor with radiator.

Bedroom Three

19' 3" x 13' 5" (5.87m x 4.09m)

Large bedroom comprising of the whole second floor, two double glazed Velux windows with built in blinds, exposed beams and eaves, spotlights, TV ariel point.

Garage

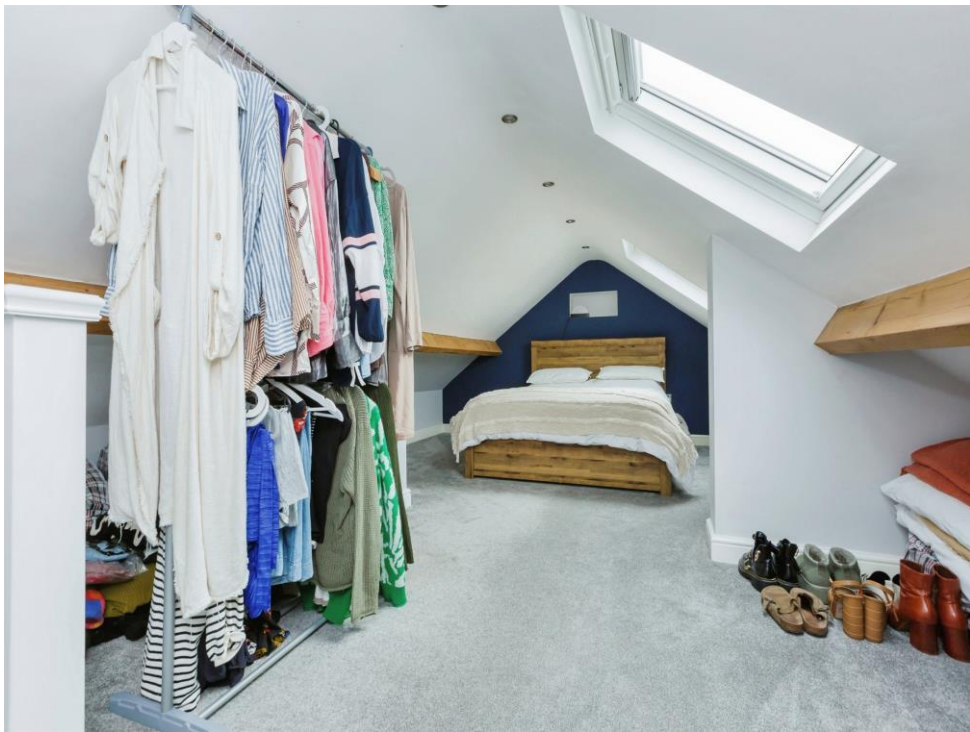
8' x 18' 1" (2.44m x 5.51m)

Single detached sectional concrete garage with up and over door to front and side door with access straight from garden, garage consists of lighting and power.

Outside

To the front of the property is a retaining brick wall with slate driveway, shared pathway leading to single detached garage and side gate for access to rear garden, rear garden with patio area off the back of the property leading to a wooden decking with wooden pergola. Further from there is a lawned garden with sectional picket fence with wood chipping's and two sheds.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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T 01455 230523
E hinckley@connells.co.uk

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 HINCKLEY LE10 1DD

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Tenure: Freehold

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Property Ref: HIN312896 - 0005