



16 Boyslade Road East

, Hinckley, LE10 2RQ

Offers In The Region Of £425,000



A three bedroom family detached house, situated in sought after cul-de-sac location in the popular village of Burbage. This property has the benefits of double glazing, gas central heating, secluded picturesque rear garden, front garden with two car driveway and garage.

Boyslade Road East is ideally located, close to local amenities and accessible for commuting to all major road links such as M69, M1, M6 & A5.

NO CHAIN.



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Canopy Porch 5'1" x 1'8" (1.56 x 0.53)

Reception Hall 12'4" (max) x 9'7" (max) (3.76 (max) x 2.94 (max))

With feature twin Georgian front doors, beams to ceiling, staircase to first floor via quarter landing, under stairs cupboard and two radiators.

Guest Cloakroom 4'8" x 3'4" (1.43 x 1.04)

Secondary obscure glazed window, WHB, low flush WC and radiator.

Spacious Lounge (through) 19'7" (max) x 10'10" (5.97 (max) x 3.31)

With feature open hearth fire in rustic brick surround and quarry tile hearth, three wall light points, double glazed patio doors, double glazed bay window, plate rack and beams to ceiling.

Family room / bedroom (rear) 9'4" x 9'3" (2.87 x 2.84)

With radiator

Kitchen (side) 16'0" x 7'3" (4.89 x 2.23)

Twin bowled stainless steel sink unit, range of base and wall units (8 base and 4 wall) associated work surfaces, integral breakfast bar, gas cooker point and twin side glazed window.

Garden Room (rear)

With double glazed window, beams to ceiling and double radiator.

Shower/Utility Room 5'10" x 4'10" (1.78 x 1.49)

Fitted double shower cubicle with chrome mixer shower, plumbing for washing machine, side glazed window and stable door.

Dining room/Sun Lounge (rear) 10'9" x 26'6" (3.30 x 8.09)

Stable door, double glazed window and double radiator

First Floor Landing 11'11" x 9'11" (3.64 x 3.03)

PVCu double glazed window, beams to ceiling, roof void access, linen cupboard off with wall mounted, gas fired, fan assisted condensing combination Valliant ECOtec Pro 28 boiler.

Bedroom 1 (through) 19'7" (max) x 10'10" (max) (5.97 (max) x 3.31 (max))

Bedroom 2 (rear) 10'4" x 9'8" (3.17 x 2.95)

Double glazed window and radiator

Bedroom 3 (rear) 9'5" x 7'1" (2.89 x 2.17)

WHB, radiator and double glazed window.

Shower (side) 3'9" x 2'11" (1.16 x 0.91)

Obscure PVCu double glazed window and chrome mixer shower.

Bathroom (front) 7'9" (max) x 6'10" (max) (2.38 (max) x 2.09 (max))

With full colour suite, comprising of corner bath, WHB in vanity unit with two base doors, low flush WC, double radiator, coving and PVCu double glazed window.

Outside

Established, secluded, picturesque rear garden with patio, lawn, shrubs and bushes.

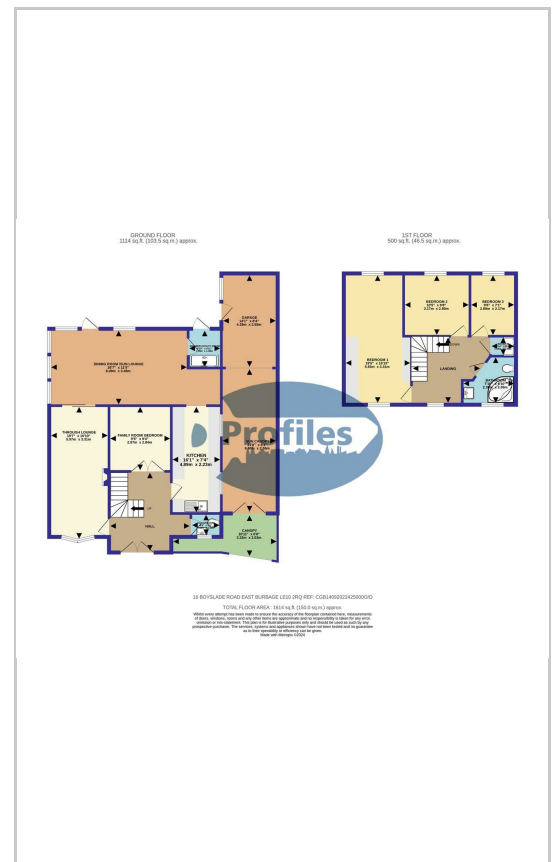
Front garden with two-three car driveway

Side Sun Canopy Leading to Garage

Area Map



Floor Plans



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(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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