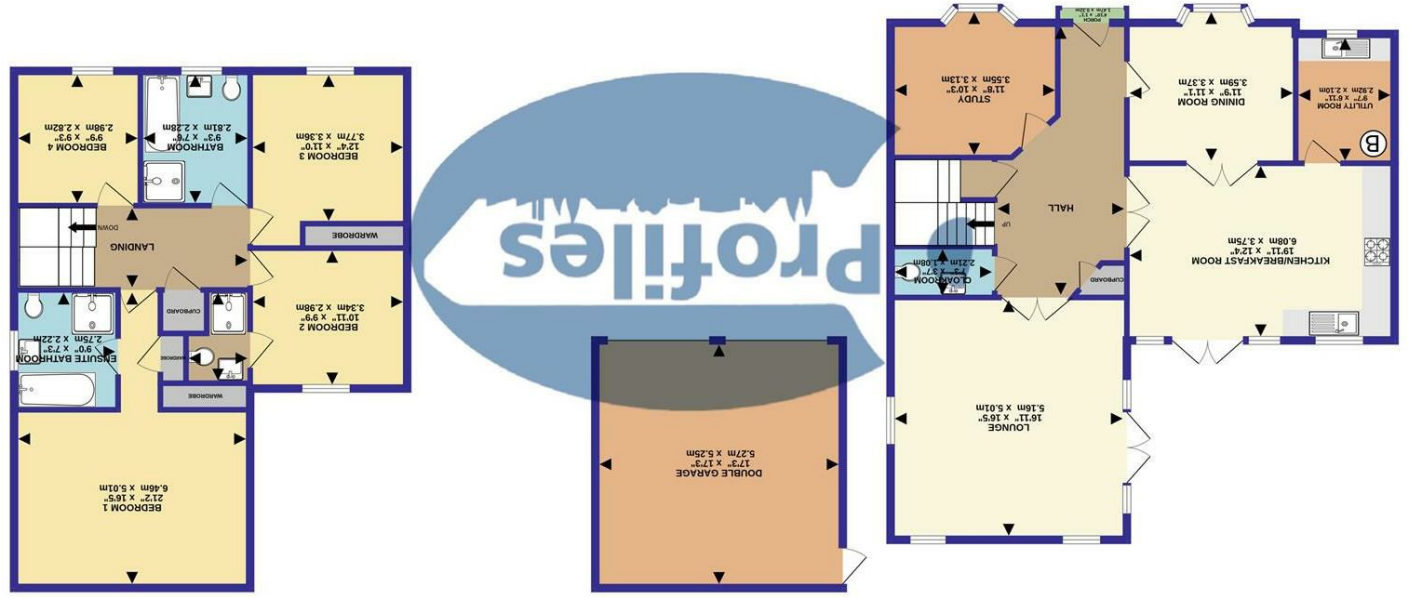


While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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TOTAL FLOOR AREA: 2144 sq.ft. (199.1 sq.m.) approx.

42A BRITANNIA ROAD BURBAGE LE10 2HF REF: CGB1707202365000010R0



1ST FLOOR 836 sq.ft. (77.7 sq.m.) approx.

GROUND FLOOR 1308 sq.ft. (121.5 sq.m.) approx.

PROPERTY MISDESCRIPTONS ACT 1991  
 Profiles Estate Agent has not tested any apparatus, equipment, fixtures, fittings or services, and so does not verify they are in working order, fit for their purpose, or within ownership of the Seller. Therefore the buyer must assume the information given is incorrect. Neither has Profiles Estate Agents checked the legal documentation to verify legal status of the property. A Buyer must assume the information is incorrect, until it has been verified by their own Solicitors.  
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Independent Estate Agents  
 Surveyors, Valuers and  
 Letting Agents



Profiles Estate Agents

42a Britannia Road, Hinckley, LE10 2HF  
 Offers In The Region Of £630,000



# 42a Britannia Road, Hinkley, LE10 2HF

Offers In The Region Of £630,000

A truly exceptional show standard, 4 bedroom, 3 bathroom family detached house occupying a secluded position and approached via a shared private driveway and is one of three executive houses. The property was constructed in 2016 by the reputable "Bellway" Homes in the "Diseworth" design and has the remaining period of the usual NHBC guarantee or similar "New Build" warranty. Additional benefits of gas central heating (condensing boiler), PVCu double glazing, intruder alarm, water meter and water softener), double garage, pictureques rear garden and photovoltaic panels with feeder tariff (included within the freehold title), such as the A5, M69, M1 and M1.

## Porch

4'5" x 2'1"

## Reception hall

19'6" (max) x 16'6" (max)

Polished ceramic tiled floor, cloakroom cupboard, radiator, easy tread staircase via spindle balustrade leading to the first floor and under stairs cupboard.



## Utility room (front)

9'6" x 6'10"

PVCu double glazed window, stainless steel sink unit, range of base and wall units (5 base and 3 wall), associated work surface, radiator, polished ceramic tiled floor, wall mounted gas fired condensing boiler (Ideal Logic Heat 18), roof void access hatch and plumbing for a washing machine.

## Luxurious fitted breakfast kitchen (rear)

19'11" x 12'3"

Stainless steel sink, range of attractive base and wall units (7 base inclusive of pan drawers and 4 wall) finished in soft cream, associated work surfaces, split level induction hob, electric double (fan assisted) oven, extractor hood (ducted), integrated dishwasher, fridge and freezer, polished ceramic wall, PVCu double glazed french doors with adjacent PVCu double glazed windows, further PVCu double glazed window and double radiator.

## First floor landing

17'6" x 6'6"

Roof void access, airing cupboard, smoke alarm and radiator.

## Bedroom 1 (rear)

21'2" (max) x 16'5" (max)

Fitted luxury wardrobes, twin double glazed windows and radiator.

wardrobes and PVCu double glazed window and radiator.

## Bedroom 4 (front)

9'9" x 9'3"

PVCu double glazed window and radiator.

## Bedroom 3 (front)

12'4" (max) x 11'0" (max)

PVCu double glazed window and radiator.

## Ensuite Shower (side)

6'6" x 6'0"

fitted double shower cubicle with mixer shower, wash hand basin, low flush wc, ceramic tiling, radiator and extractor fan.

## Bedroom 2 (rear)

11'0" x 9'9"

PVCu double glazed window, radiator, fitted luxury wardrobes, twin double and single wardrobes finished in high gloss.

## En suite bathroom (side)

9'0" x 7'3"

Full suite in white, panel bath, wash hand basin, low flush wc, fitted separate double shower cubicle with a chrome mixer shower, obscure PVCu double glazed side window and radiator.

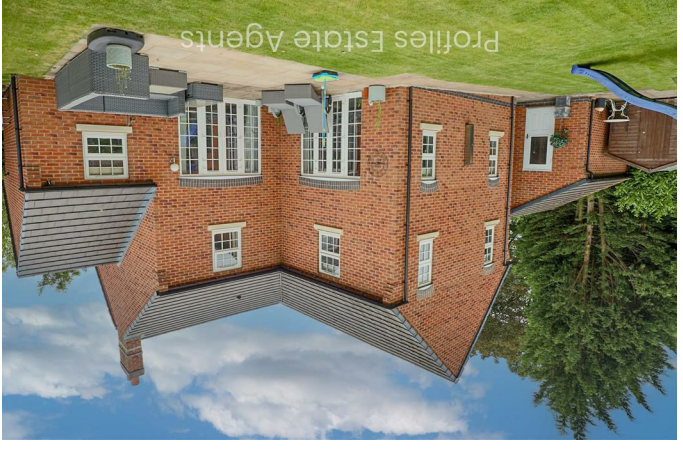


## Double detached garage

17'3" x 17'2"

With twin up and over doors, light and power points, storage to the roof void and side door.

Tarmacadam double width driveway.



Attractive front garden with lawn and paved path.

Picturesque south westerly facing rear garden, established lawn, patio, security light, water tap and side gated access.

## Outside

Full suite in white, panel bath, wash hand basin, low flush wc, fitted double shower cubicle with chrome mixer shower, obscure PVCu double glazed side window and radiator.

## Luxury bathroom (side)

9'0" x 7'3"



## Separate dining room (front)

11'9" x 11'0" (into bay)

Walkin PVCu double glazed bay window and double radiator.



## Magnificent lounge (rear)

16'11" x 16'5"

Twin PVCu double glazed french doors and adjacent PVCu double glazed windows, radiators, further PVCu double glazed windows to the rear and side elevations and radiators.

## Study (front)

11'7" x 10'3" (into bay)

Walkin PVCu double glazed bay window and double radiator.

