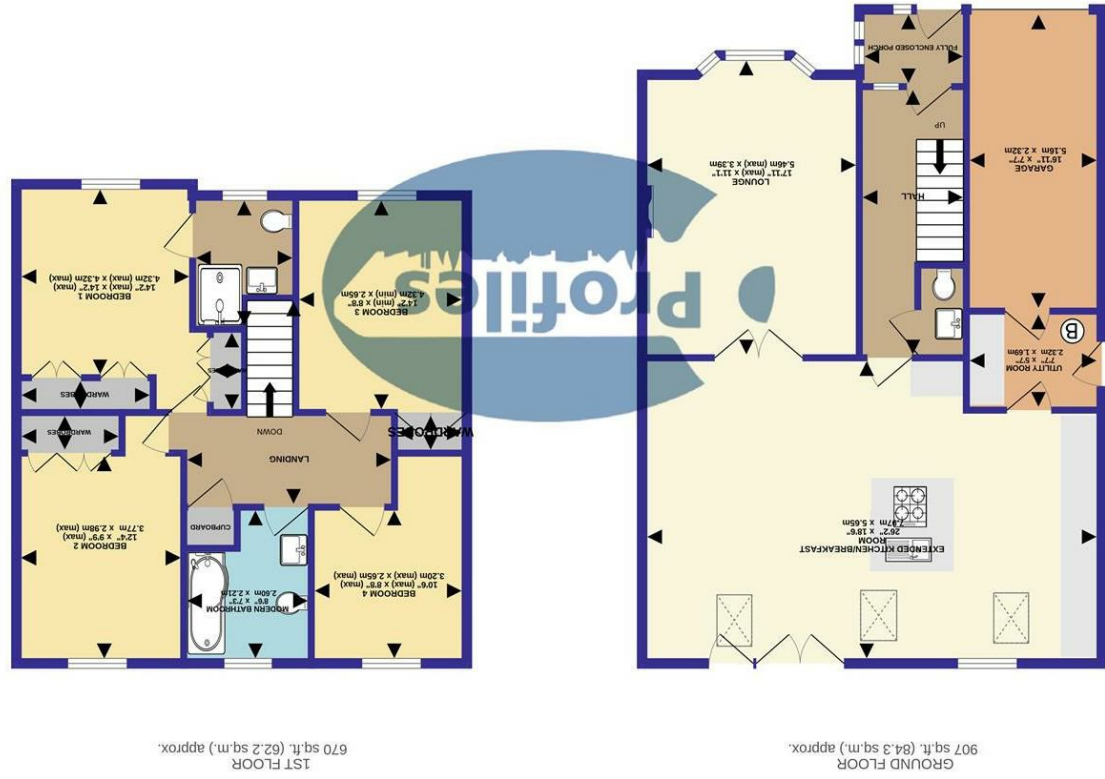


3 GLENEAGLES CLOSE BURBAGE LE10 2GW REF: 0210202935000000RHO  
 TOTAL FLOOR AREA: 1577 sq ft (146.5 sq m.) approx.  
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 Letting Agents



Profiles Estate Agents

3 Gleneagles Close, Hinckley, LE10 2GW  
 Offers In The Region Of £530,000



# 3 Glenagles Close, Hinkley, LE10 2GW

Offers In The Region Of £530,000

A truly impressive, show standard, extended, 4 bedroom, 2 bathroom family detached house. The property forms part of a popular and sought after location and is approached via a private shared driveway. Originally constructed by the reputable David Wilson Homes in the Bamford design and tastefully extended in 2015. The property benefits from gas central heating (condensing combination boiler), PVCu double glazed, magnificent extended breakfast kitchen, south westerly facing landscaped rear garden, double width driveway, bedroom 1 with luxury en-suite shower, modern bathroom with shower, fitted wardrobes to bedroom 1, 2 and 3, intruder alarm and water meter.

Ideally located close to all local amenities and accessible for commuting to all major road links such as the A5, M69, M1 and M6.

MUST BE VIEWED.

NO CHAIN.

## Fully enclosed porch

5'9" x 5'3"

Obscure lead double glazed door and adjacent obscure leaded double glazed side windows.

## Reception hall

14'4" x 5'10"

Leaded PVCu double glazed door, adjacent leaded PVCu double glazed window, laminate floor, ladder style radiator and easy tread staircase with feature glass infilled balustrade.

## Guest cloakroom

5'1" x 3'4"

Suite in white, low flush wc, wash hand basin with tiled splash back, ceramic tiled floor, chrome ladder style radiator and extractor fan.

## Attractive lounge (front)

17'10" (into bay) x 11'1"

Walk in PVCu double glazed bay window, radiators, laminate floor, and feature fireplace with a live gas fire and raised marble hearth.

## First floor landing

12'2" (max) x 11'0" (max)

Line cupboard, roof access hatch leading a partially board roof void via retractable aluminium ladder and smoke alarm,

## Bedroom 1 (front)

14'2" (max) x 14'2" (max)

PVCu double glazed window, radiator, fitted twin wardrobes and built in triple wardrobes.



## Luxury en-suite shower (front). Fully tiled.

7'10" (max) x 6'0" (max)

En-suite shower refurbished in 2023. Suite in white, walk in double shower cubicle with chrome mixer shower and rain fall shower head, low flush wc with concealed cistern, wash hand basin vanity unit with 'high gloss' base doors, PVCu double glazed window, ceramic tiled floor, chrome ladder style radiator, extractor fan and down lights to the ceiling.

## Bedroom 2 (rear)

12'4" (max) x 9'9" (max)

PVCu double glazed window, radiator and fitted triple wardrobes.

## Outside

Double width driveway, lawn and gated side access to the rear garden.

Enclosed rear garden, with paved patio, lawn, outside lighting and water tap.



## Luxury bathroom (rear)

8'6" x 7'3"

Full suite in white, 'P' shaped bath with chrome mixer shower, wash hand basin, low flush wc, radiator, obscure PVCu double glazed window, extractor fan, and chrome towel rail.

## Bedroom 4 (rear)

10'5" x 8'8"

PVCu double glazed window and radiator.

## Bedroom 3 (front)

14'2" x 8'8"

PVCu double glazed window, fitted wardrobes and radiator.

## Luxury extended breakfast kitchen / dining room

26'2" x 18'6"

A comprehensive range of units, finished in 'high gloss' and offering a state of great elegance and comfort, together with polished quartz work surfaces, a centre island with polished quartz work surface and integrated sink and 6 burner gas hob and extractor (ducted), combination (fan assisted) oven with sliding hide door, additional (fan assisted) oven with warming draw, fitted fridge, fitted freezer, fitted dishwasher, wine chiller, mood lighting, vaulted ceiling, 3 double glazed velux roof lights, 'schuco' anodised aluminium bi folding doors finished in



## Utility room (side)

7'6" x 5'6"

Ceramic tiled floor, double glazed composite door, door to the garage, polished quartz work surface, 1 base unit finished in 'high gloss' white, chrome ladder style radiator, extractor fan, plumbing for a washing machine and wall mounted gas fired condensing combination boiler ( Baxi Platinum Combi 40 HEA).



matt grey, matt grey double glazed 'schuco' window, ceramic tiled floor, down lights to the ceiling and zone controlled under floor heating,

## Garage

16'11" x 7'6"

Up and over door, interior door to utility room, light and power points.

