



## 22 Helsinki Drive

, Hinckley, LE10 1FN

Offers In The Region Of £235,000



NO CHAIN. A modern tastefully decorated 3 bedroom, 2 bathroom, mid town house, built by the reputable 'Bellway Home' in the 'Somerby' design and having the remainder period of the usual NHBC guarantee or similar 'New Build' warranty. The property overlooks the nearby golf course, occupies a secluded position and is approached via a private shared driveway. Additional benefits of gas central heating (Ideal Logic Condensing Combi ES35), PVCu double glazing, bedroom 1 with en-suite shower, 2 allocated car parking spaces, EV vehicle charging point, modern fitted breakfast kitchen / dining room and guest cloakroom.

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

MUST BE VIEWED.





### Canopy porch

Outside light point.

### Reception hall 4'3" x 3'8" (1.30 x 1.13)

Obscure double glazed composite door, radiator, mains smoke alarm and Amtico tiled floor.

### Guest cloakroom 4'8" x 2'11" (1.43 x 0.90)

Suite in white, wash hand basin, low flush wc, Amtico tiled floor and radiator.

### Attractive lounge (front) 14'0" x 11'8" (4.27 x 3.58)

PVCu double glazed window, radiator and Amtico tiled floor.

### Inner hallway. 7'9" x 2'7" (2.38 x 0.80)

Amtico tiled floor, radiator and staircase to first floor via quarter landing.

### Modern fitted breakfast kitchen /dining room (rear 15'2" x 10'10" (4.63 x 3.32)

1 1/2 bowled porcelain sink, range of attractive base and wall units (5 base and 4 wall), associated work surfaces, split level gas hob, electric (fan assisted) oven, extractor hood, ceramic tiled floor, PVCu double glazed French doors, PVCu double glazed window, down lights to the ceiling, store cupboard and wall mounted gas fired condensing combination gas fired boiler.

### First floor landing 7'3" x 6'7" (2.22 x 2.03)

Roof void access leading to partially boarded roof space via a retractable aluminium ladder and a mains smoke alarm.

### Bedroom 1 (rear) 12'3" (max) x 11'1" (max) (3.75 (max) x 3.38 (max))

PVCu double glazed window, radiator and fitted double wardrobes with full length high gloss double doors.

### En-suite shower (rear) 9'8" (max) x 8'3" (max) (2.96 (max) x 2.52 (max))

Suite in white, fully tiled shower cubicle with a chrome mixer shower, wash hand basin, low flush wc, chrome ladder style radiator, shaver point, obscure PVCu double glazed window, ceramic tiled floor and extractor fan.

### Bedroom 2 (front) 10'3" x 7'4" (3.14 x 2.26)

PVCu double glazed window and radiator.

### Bedroom 3 (front) 7'4" x 6'11" (2.24 x 2.11)

PVCu double glazed window and radiator.

### Modern bathroom (side) Fully tiled 7'4" x 6'6" (2.25 x 1.99)

Full suite in white, panel bath, wash hand basin, low flush wc, chrome ladder style radiator, extractor fan and ceramic tiled floor.

### Outside

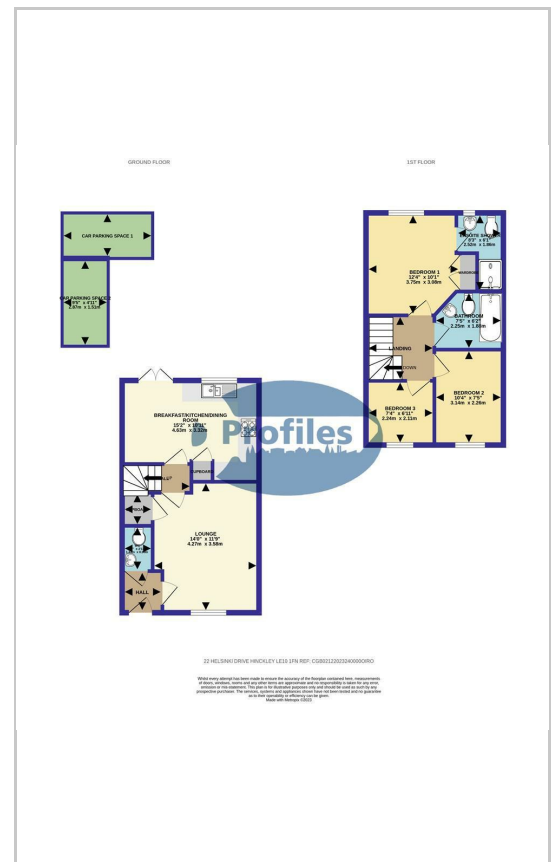
Fore garden with two allocated car parking spaces.

Enclosed rear garden with a lawn, decking, outside light point, water tap and pedestrian rear access.

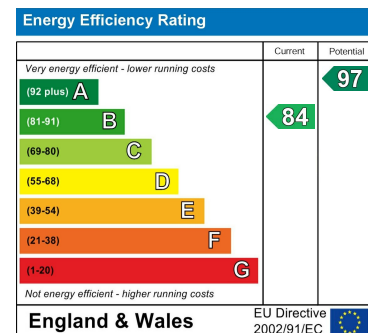
## Area Map



## Floor Plans



## Energy Efficiency Graph



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