



Profiles Estate Agents

18 Trent Road

, Hinckley, LE10 0XX

Offers In The Region Of £210,000



Over 55's only.

A two bedroom semi detached bungalow maintained to a high standard and having the benefit of gas central heating, PVCu double glazing, 2 car driveway, modern kitchen, shower/ wet room, conservatory and spacious longe / dining room.

Conveniently located close to all local amenities, including local shops, schools and regular transport services. The bungalow is accessible for commuting to all major road links such as the A5, M69,M1 and M6. Must be viewed.



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Reception hall 11'6" (max) x 10'1" (max) (3.53 (max) x 3.09 (max))

Roof void access via retractable wooden ladder, tiled floor, composite double glazed door, radiator and coving.

Attractive lounge / dining room (front) 14'9" 11'8" (4.51 3.58)

Electric fire, PVCu double glazed window and radiator.

Shower room / wet room (side) 6'9" x 5'6" (2.07 x 1.69)

Full wall and ceiling attractive PVC cladding, fitted electric shower, wash hand basin, low flush wc, radiator, obscure PVCu double glazed window and extractor fan.

Modern kitchen (rear) 9'10" max x 8'2" (max) (3.02 max) x 2.49 (max))

Stainless steel sink unit, range of attractive base and wall units (4 base and 4 wall), associated work surfaces, wall mounted (fan assisted flue) condensing combination boiler (Ideal Logic Heat 18), tiled floor, PVCu double glazed door, PVC double glazed window, plumbing for a washing machine, split level gas hob and fan assisted electric oven, and coved ceiling.

Bedroom 1 (rear) 11'8" x 9'10" (3.58 x 3.00)

PVCu double glazed window, radiator and airing cupboard.

Bedroom 2 (front) 10'0" x 7'8" (3.07 x 2.35)

PVCu double glazed window and radiator.

Conservatory (rear) 11'1" x 7'1" (3.39 x 2.18)

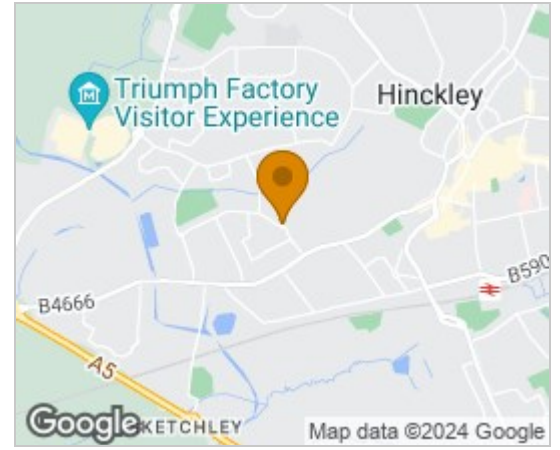
Double glazed polycarbonate roof, PVCu double glazed window and PVCu double glazed door.

Outside

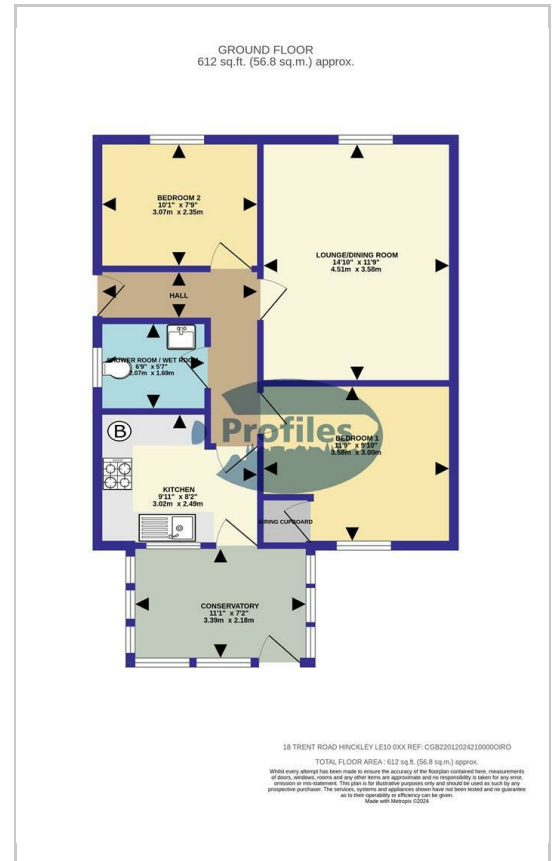
Front garden with 2 car driveway, lawn and gated side access to the rear garden

Enclosed rear garden with paved patio.

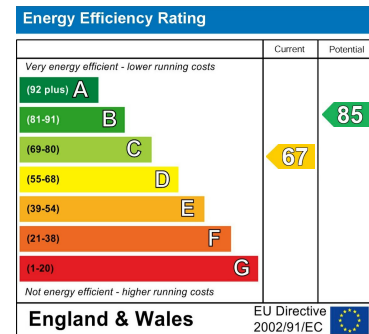
Area Map



Floor Plans



Energy Efficiency Graph



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