

15 Trinity Vicarage Road Hinckley LE10 0BU REF:280262800000000000P  
 TOTAL FLOOR AREA: 1004 sq. ft. (93.2 sq. m.) approx.  
 Measurements taken to the face of the masonry unless stated otherwise. Measurements of built-in fixtures and fittings are included. Measurements of built-in fixtures and fittings are included. Measurements of built-in fixtures and fittings are included. Measurements of built-in fixtures and fittings are included.



PROPERTY MISDESCRIPTORS 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.  
 The Measurements supplied are for general guidance, and as such must be considered as incorrect. A buyer is advised to re-check the measurements themselves before committing to any expense. The Sales Particulars may change in the course of time, and any interested party is advised to make final inspection of the property prior to exchange of contracts.  
 MISDESCRIPTORS ACT 1967  
 These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or commit expenditure. An interested party should rely solely on their own Solicitor, Solicitor or other professional before committing themselves to any expenditure or other legal commitments. If any interested party wishes to rely upon any information from Profiles Estate Agents, then a request should be made by any member of staff, as only specific written confirmation should be relied upon. Profiles Estate Agents will not be responsible for any loss other than where specific written confirmation has been requested.



Independent Estate Agents  
 Surveyors, Valuers and  
 Letting Agents



Profiles Estate Agents

15 Trinity Vicarage Road, Hinckley, LE10 0BU  
 Offers In The Region Of £245,000



# 15 Trinity Vicarage Road, Hinckley, LE10 0BU

Offers In The Region Of £245,000

A bespoke detached bungalow, ideally situated in a popular and sought after location. The bungalow has the benefit of gas central heating (combination boiler), PVCu double glazed windows, PVCu fascia and soffits, 3 car driveway, car port, utility room, fully board roof void / hobby room, further separate boarded area, potential to extend /convert and no chain. Located within walking distance of hinckley town centre and all local amenities Accessible for commuting to all major road links, such as the A5, M69, M1 and M6.

MUST BE VIEWED.

NO CHAIN.

## Reception porch.

4'7" X 3'10"  
Hardwood Georgian style door and double base cupboards.

## Reception hall.

9'7" (max) X 8'0"  
Obscure double glazed side window, staircase to the first floor and radiator.

## Double bedroom (front).

14'7" (into bay) X 14'4"  
Walk-in PVCu double glazed bay window, radiator, coving, fitted twin double wardrobes, base cupboards and coving.



## Reception porch.

4'7" X 3'10"  
Hardwood Georgian style door and double base cupboards.

## Reception hall.

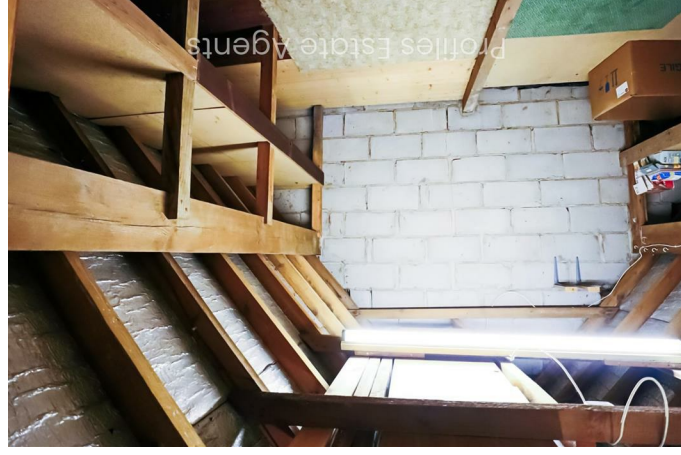
9'7" (max) X 8'0"  
Obscure double glazed side window, staircase to the first floor and radiator.

## Double bedroom (front).

14'7" (into bay) X 14'4"  
Walk-in PVCu double glazed bay window, radiator, coving, fitted twin double wardrobes, base cupboards and coving.

## Board store room

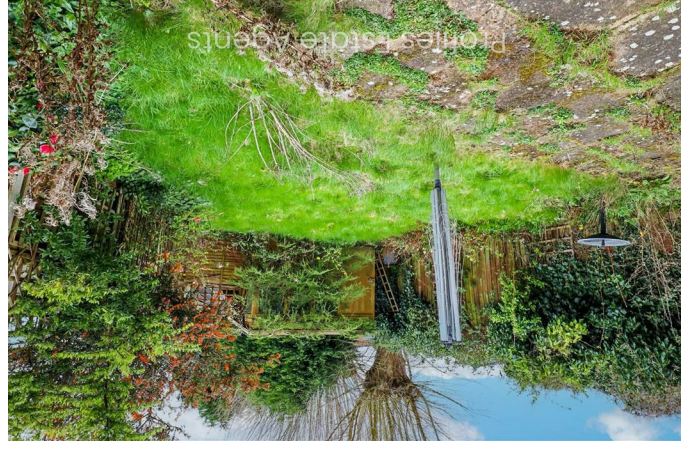
12'2" X 8'4"



## Outside

Front garden with 3 car driveway.

Enclosed rear garden with lawn, patio and side gated access.



Car port.  
13'7" X 12'11"

## Spacious breakfast kitchen (rear).

13'11" X 13'8" (max)  
Stainless steel sink unit, range of base and wall units (7 base and 5 wall), associated work surfaces, split level gas hob, electric (fan assisted) oven, extractor hood, radiator, PVCu double rear window, PVCu double door.



## First floor

Utility room / pantry (rear).  
11'6" X 5'3"  
Plumbing for a washing machine, PVCu double glazed door, PVCu double glazed window, tall cupboard, base unit and work surfaces.  
Hobby room (rear).  
21'4" X 8'3"  
PVCu double glazed window and storage to the eaves.



## Shower room (side).

8'2" X 7'3"  
Fitted corner shower cubicle with an Triton electric shower with twin curved glazed doors, wash hand basin in vanity unit with base door, low flush wc, radiator and airing cupboard.

wall mounted gas fired fan assisted gas fired Worcester 14/19 CBI boiler and adjacent programmer and fitted pantry /cupboard.