



28 Davenport Terrace

, Hinckley, LE10 1EZ

Offers In The Region Of £240,000



A mid terraced, show standard, 3 bedroom house, ideally located within walking distance of Hinckley town centre and overlooking the picturesque Queens Park. Additional benefits of gas central heating (condensing combination boiler), PVCu double glazed, 2 reception rooms, 3 double bedrooms, luxury bathroom with shower, modern kitchen, private and established rear garden, walled fore garden, approached via private shared driveway, many unique features, immense charm and character and exuding an immediate captivating ambience.

The property is accessible for commuting to all major road links such as the A5, M42, M1 and M6.

VIEWING ESSENTIAL.



Profiles Estate Agents



Profiles Estate Agents



Profiles Estate Agents

Attractive lounge (front). 12'2" x 11'5" (3.72 x 3.50)

Double glazed sash window, polished wooden floor, feature fireplace, original cast iron grate, raised hearth, radiator, obscure PVCu double glazed composite door, picture window, coving and ceiling rose.

Spacious Dining Room (rear). 13'1" x 11'5" (4.00 x 3.50)

PVCu double glazed french doors, staircase to the first floor, radiator, under stairs cupboard, laminate floor, feature wood burner in a rustic brick surround, raised hearth, and down light to the ceiling.

Modern kitchen (rear). 11'4" x 5'6" (3.47 x 1.69)

Porcelain Belfast sink, range of attractive base units (6 base), finished in soft cream, associated work surfaces, plumbing for a washing machine and dishwasher, oak floor, ceramic tiled floor, PVCu double glazed window and a wall mounted gas fired condensing combination boiler,(Ideal C24 combi).

Luxury bathroom (rear). 6'3" x 5'6" (1.93 x 1.69)

Full suite in white, 'P shaped' panel bath with mixer shower and side glazed screen, wash hand basin, low flush wc, radiator, twin obscure PVCu double glazed window, ceramic tiled floor, ceramic tiled walls and down lights tom the ceiling.

First floor landing. 5'2" x 2'10" (1.60 x 0.88)

Polished wooden floor and smoke alarm.

Berom 2 (rear). 13'1" x 11'5" (4.00 x 3.50)

Double glazed window, radiator and picture rail.

Bedroom 3 (front). 12'2" x 11'5". (3.72 x 3.50.)

Double glazed sash window, radiator, fitted wardrobe, coving and ornate fireplace with a cast iron grate.

Second floor.

Bedroom 1 (through). 19'5" x 11'4" (5.92 x 3.47)

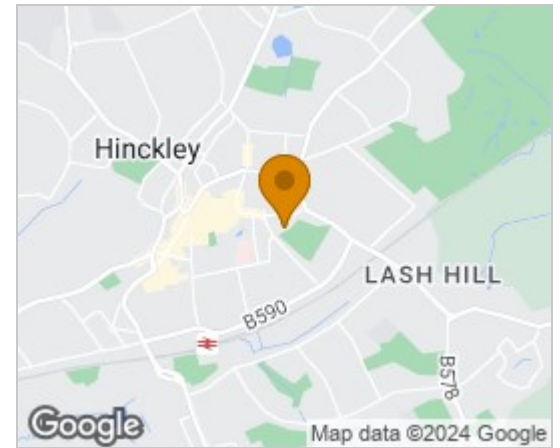
Double glazed velux roof light, PVCu double glazed window, ladder style radiator, feature rustic brick arch, polished wooden floor and storage into the eaves.

Outside. ()

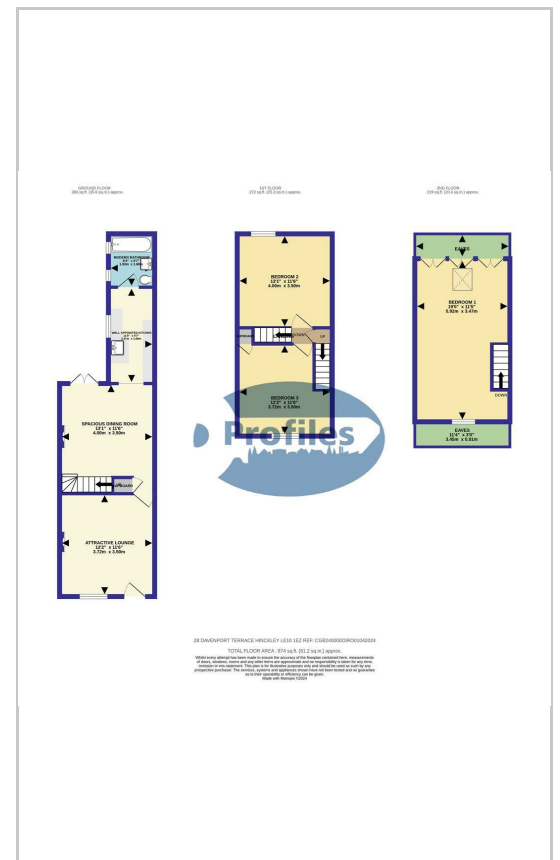
Enclosed established rear garden, water tap, patio, lawn, tiered rear patio, outside light point, water tap and summer house with light and power points.

Walled fore garden.

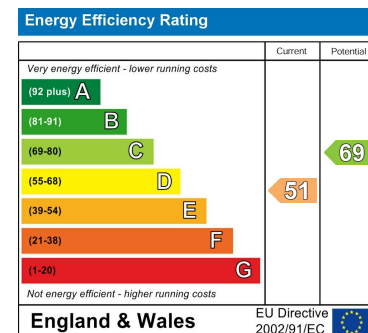
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

28-30 New Buildings, Hinckley, Leicestershire, LE10 1HW

Tel: 01455 613555 Email: profilesea@aol.com <https://www.profiles-estates.co.uk>