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7 Bostock Close

, Elmesthorpe, LE9 7SR

Offers In The Region Of £330,000



A tastefully decorated, three bedroomed family detached house in quiet cul-de-sac position, the property has been maintained to a high standard and incorporates many unique features. The extended accommodation has the benefit of full central heating, bedroom 1 with en-suite shower, luxury bathroom and kitchen/dining room, enclosed picturesque rear garden, block paved driveway, UPVC fascia and soffits, viewing essential.

The property is accessible for commuting to all major road links, such as the M1, M6, M69 and A5.

No Chain.



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Canopy porch 3'2" x 3'0" (0.97 x 0.92)

Having outside light point.

Reception hall 15'0" x 6'1" (4.58 x 1.85)

Having obscure UPVC double glazed door, cushion wooden laminate floor, easy tread staircase to first floor via spindle balustrade, under stairs cupboard off with central heating boiler, room stat, central heating radiator, coving.

Guest cloakroom 5'6" x 2'2" (1.67 x 0.67)

Having corner wash hand basin with tiled splash back, low flush w.c, single central heating radiator, obscure UPVC double glazed window, textured ceiling

Attractive lounge 16'9" max 13'5"min x 12'0" (5.11 max 4.1min x 3.66)

Having electric fire in Adams style surround with raised marble hearth, textured ceiling, walk in UPVC double glazed bay window with integral bench seat and base doors, three wall light points, t.v aerial point, central heating radiator.

Breakfast kitchen/dining room 25'10" x 10'1" (7.87 x 3.08)

Having moulded sink unit , range of base and wall units comprising of nine base units and four wall units (two wall units with glazed display fronts) finished in cream together with bevel edged work surfaces and integral breakfast bar, fitted dishwasher, fitted washing machine, fitted dryer, fitted fridge/freezer, split level hob and oven, coving, power points, UPVC double glazed picture window, obscure UPVC double glazed door, cushion wooden laminate floor, double central heating radiator, feature wall mounted vertical radiator, double glazed doors leading to:

Conservatory 13'5" x 9'7" (4.09 x 2.92)

Having UPVC double glazed picture windows, UPVC double glazed doors, poly-carbonate roof, cushion wooden laminate floor, two wall light points.

First floor landing

Having side obscure double glazed window, roof void access, airing cupboard off.

Bathroom (rear) 7'8" x 6'5" (2.34 x 1.96)

Having full suite in white with panelled bath and electric Triton shower and side glazed screen, central heating radiator, obscure double glazed window, pedestal wash hand basin, low flush w.c, dado rail.

Bedroom 1 with en-suite shower 11'9" x 10'8" (3.58 x 3.26)

Having UPVC double glazed window, central heating radiator, fitted wardrobe with mirrored doors, textured ceiling, power points.

En-suite shower 8'6" x 3'3" (2.6 x 0.99)

Having fitted double width shower cubicle with Triton electric shower and screen, wash hand basin with tiled splash back, low flush w.c.

Bedroom 2 (rear) 10'0" x 10'6" max 9'2" min (3.05 x 3.21 max 2.79 min)

Having UPVC double glazed picture window, central heating radiator, fitted double wardrobe, fitted single wardrobe, range of base and wall units, central heating radiator.

Bedroom 3 (front) 8'4" x 9'1" (2.53 x 2.77)

Having fitted wardrobe, base unit, central heating radiator, UPVC double glazed picture window.

Outside

Having pleasant front garden with block paved driveway, lawn, side access to picturesque rear garden with feature decking, lawn, stream, herbaceous borders, mature shrubs and bushes.

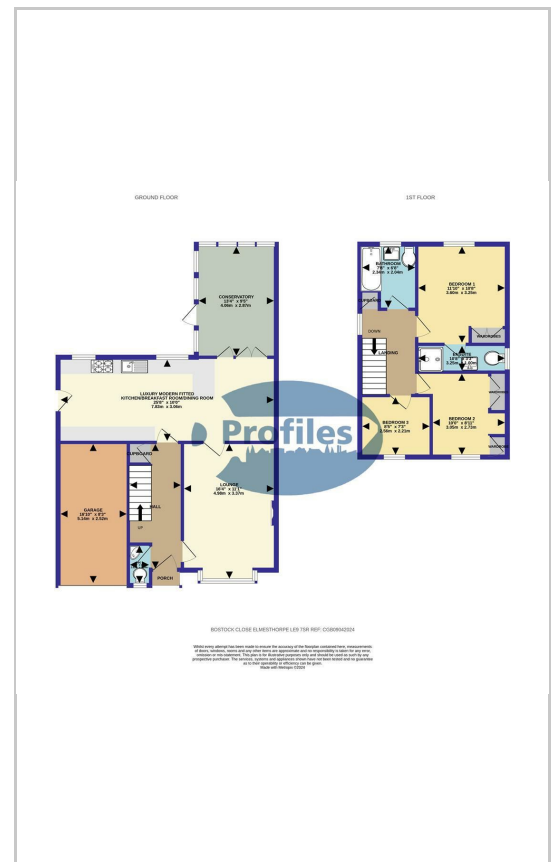
Garage

Having up and over door, light and power point

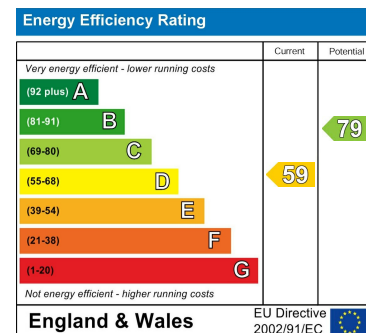
Area Map



Floor Plans



Energy Efficiency Graph



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