



Profiles Estate Agents

35 Welwyn Road

, Hinckley, LE10 1JE

Offers In The Region Of £350,000



A traditional style 4 double bedroom, 2 bathrooms extended family semi detached house, forming part of a popular and sought after location. Additional benefits of gas central heating (condensing combination boiler), PVCu double glazing, conservatory, photovoltaic panels (included within the freehold title), established southerly facing rear garden some 110', garage and 2/3 car driveway.

The property is ideally located close to all local amenities and within walking distance of hinckley town centre. All major road links such as the A5, M1,M6 and M69 are within commuting distance of the property.

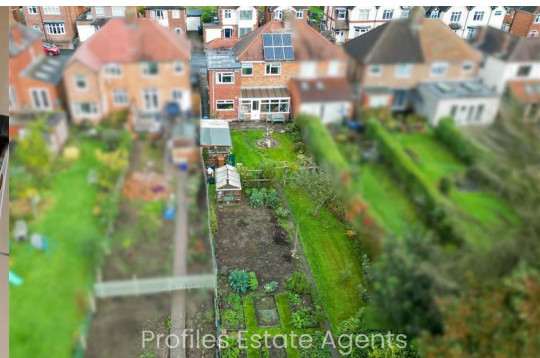
VIEWING ESSENTIAL



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Fully enclosed porch 6'0" x 1'8" (1.85 x 0.52)

Twin glazed doors.

Reception hall 12'2" (max) x 9'2" (max) (3.72 (max) x 2.81 (max))

Staircase to the first floor via spindle balustrade, radiator, leaded stained glazed door and adjacent window.

Attractive lounge / dining room 26'9" (into bay) x 11'8" (max) (8.17 (into bay) x 3.58 (max))

Lounge (front) 3.98m (into bay) x 3.58m

Walk in PVCu double glazed bay window, radiator, feature rustic brick fireplace with wood burner and raised quarry tiled heart and fitted double wall cupboard.

Dining room (rear) 3.95m x 3.25m

Feature square arch, radiator, room sealed gas fire in rustic brick surround with raised hearth and double glazed patio doors.

Guest cloakroom 6'2" x 3'0" (1.88 x 0.92)

Corner wash hand basin, low flush wc and tiled floor.

Spacious extended breakfast kitchen (rear) 16'4" (max) x 13'5" (max) (5.00 (max) x 4.10 (max))

Composite sink, range of attractive base and wall units (8 base and 8 wall) finished in high gloss, associated work surfaces, extractor hood (ducted), ceramic tiled floor, PVCu double glazed window, radiator, down lights to the ceiling and plate rack.

Conservatory (rear) 16'7" x 7'0" (5.07 x 2.15)

PVCu double glazed windows, double glazed polycarbonate roof, PVCu double glazed door and ceramic tiled floor,

First floor landing 9'11" (max) x 9'11" (max) (3.04 (max) x 3.03 (max))

Roof void access hatch and smoke alarm.

Bedroom 1 (front) 13'7" (into bay) x 11'5" (max) (4.16 (into bay) x 3.49 (max))

Walk in PVCu double glazed bay, fitted double wardrobe and radiator.

En-suite shower (side) 7'1" x 5'10" (2.18 x 1.78)

/suite in white, fitted shower cubicle with an electric shower, wash hand basin in vanity unit with 2 base doors finished in high gloss, obscure PVCu double glazed window, radiator, ceramic wall tiling, extractor fan.

Bedroom 2 (rear) 12'11" (max) x 11'5" (max) (3.96 (max) x 3.48 (max))

PVCu double glazed window, radiator and fitted double wardrobe with storage space over.

Bedroom 3 (rear) 15'8" (max) x 8'4" (max) (4.80 (max) x 2.56 (max))

PVCu double glazed window, fitted double wardrobe and radiator.

Bedroom 4 (front) 13'11" (max) x 8'5" (max) (4.26 (max) x 2.58 (max))

Fitted double wardrobe, polished wooden floor, radiator and PVCu double glazed window.

Modern bathroom (rear) 8'2" x 6'3" (2.51 x 1.92)

Full suite in white, 'P' shaped bath with a chrome mixer shower, oval wash hand basin in vanity unit with twin base doors, low flush wc, wooden floor, obscure PVCu double glazed window, radiator and ceramic wall tiling.

Outside

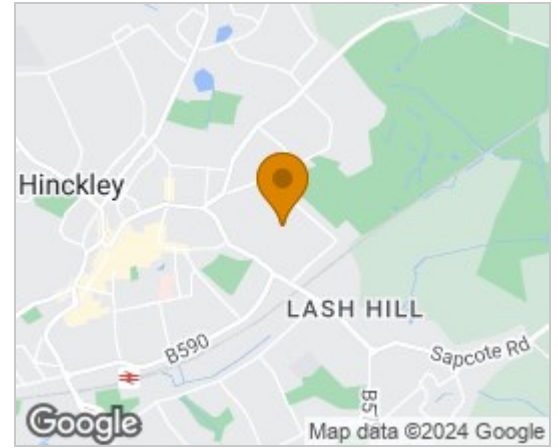
Front garden with 2 to 3 car driveway and side gated access to the rear garden.

Southerly facing established rear garden some 110' in length, with paved patio, apple trees, garden sheds, green hose, paved patio and lawn.

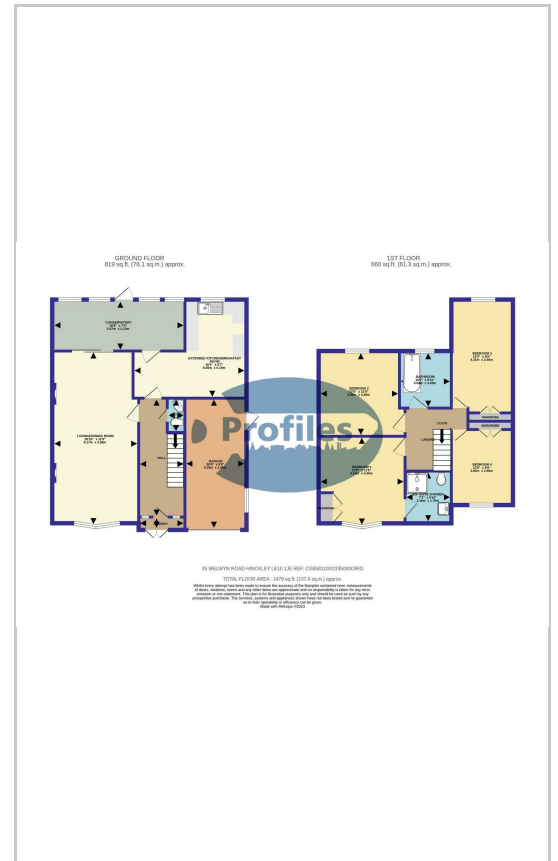
Garage 20'6" x 8'5" (6.25 x 2.58)

Up and over door, obscure PVCu double glazed side door and light/power points.

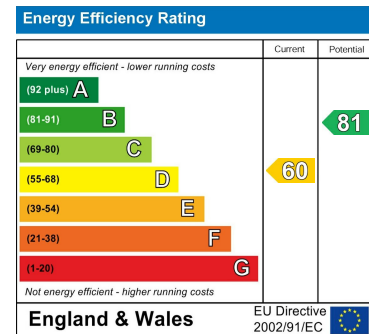
Area Map



Floor Plans



Energy Efficiency Graph



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