



Profiles Estate Agents

61 Paddock Way

, Hinckley, LE10 0FJ

Offers In The Region Of £385,000



An impressive, immaculately presented, 4 bedroom, 3 bathroom, modern family detached house built by Crest Nicholson in the 'Sherbourne' design. The property has the additional benefits of gas central heating, PVCu double glazing, double tandem garage, attractive rear garden, bedroom 1 and bedroom 2 with en-suite shower rooms, modern bathroom with shower, separate dining room, study, cloakroom and utility room.

Ideally located within easy reach of local amenities, whilst being accessible for commuting to all major road links, such as the A5, M69, M6 and M1.

MUST BE VIEWED.



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Canopy porch.

Reception hall. 18'10" x 7'5" (5.76 x 2.28)

Obscure double glazed door, laminate floor, easy tread stair case with spindle balustrade leading to the first floor, radiator, mains smoke alarm, coving and under stairs cupboard.

Guest cloakroom. 7'5" x 3'3" (2.27 x 1.01)

Suite in white, wash hand basin, low flush wc, laminate floor, extractor fan and radiator.

Study (front). 9'0" x 7'4" (2.75 x 2.26)

PVCu double glazed window, radiator and laminate floor.

Spacious lounge (rear). 15'10" x 14'2" (4.85 x 4.34)

Twin PVCu double glazed french doors, adjacent PVCu double glazed side windows, radiator and coving.

Modern breakfast kitchen (rear). 12'9" x 10'0" (3.91 x 3.06)

Stainless steel sink unit, range of attractive base and wall units finished in 'high gloss soft cream', (7 base and 4 wall), associated work surfaces, split level gas hob, electric double (fan assisted) oven, extractor hood, laminate floor, radiator and down lights to the ceiling.

Utility room (side). 7'3" x 5'1" (2.22 x 1.57)

Stainless steel sink, range of base and wall units, finished in 'high gloss soft cream', radiator, laminate floor, extractor fan and fire door leading to the double tandem garage.

Separate dining room (front). 13'8" x 9'1" (4.19 x 2.78)

PVCu double glazed window, radiator laminate floor and coving.

First floor landing. 12'2" (max) x 8'0" (max) (3.71 (max) x 2.46 (max))

Roof void acces hatch with a retractable aluminium ladder and light point, mains smoke detector and airing cupboard.

Bedroom 1 (rear). 13'4" x 12'8" (4.07 x 3.88)

Fitted twin double wardrobes, PVCu double glazed window and radiator.

En-suite shower room (side). 9'3" x 3'11" (2.83 x 1.20)

Suite in white, fitted double shower cubicle with mixer power shower, wash hand basin, low flush wc, obscure PVCu double side glazed window, down lights to the ceiling, shaver point and chrome ladder style radiator.

Bedroom 2 (front). 16'9" x 9'0" (5.13 x 2.76)

Fitted double wardrobe, fitted single wardrobe, radiator, and PVCu double glazed window.

En-suite shower room (side). 9'1" x 2'11" (2.79 x 0.91)

Suite in white, fitted shower cubicle with mixer power shower, wash hand basin, low flush wc, ceramic tiling, down lights to the ceiling, shaver point and radiator.

Bedroom 3 (rear). 12'1" x 9'11" (3.69 x 3.03)

PVCu double glazed window and radiator.

Bedroom 4 (front). 12'7" x 7'11" (3.84 x 2.43)

PVCu double glazed window and radiator.

Modern bathroom (front). 7'0" x 6'9". (2.15 x 2.08.)

Suite in white, panel bath with chrome mixer shoer, wash hand basin, low flush wc, ceramic wall tiling, PVCu double glazed window, radiator and extractor fan.

Outside.

Front garden, paved path, lawn, dwarf hedging, driveway and side gated access to the rear garden.

Enclosed rear garden, paved patio, water tap, established lawn and garden shed/ summer house.

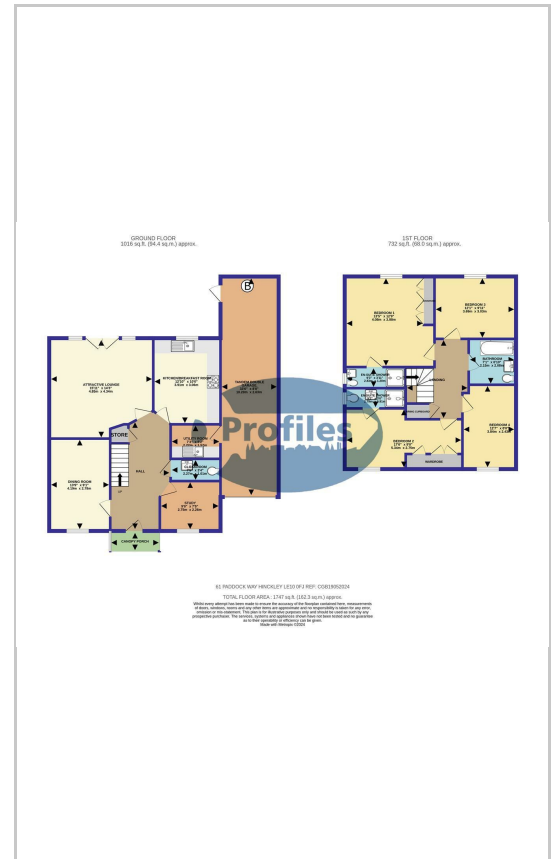
Double tandem garage. 33'5" x 8'7" (10.2 x 2.63)

Electric up and over door, PVCu side door, power and light points and wall mounted gas fired central heating boiler.

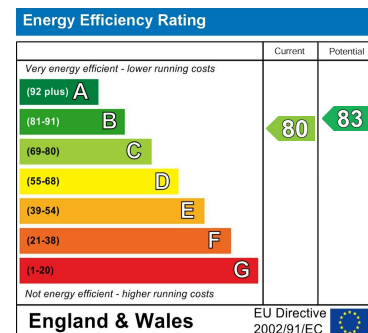
Area Map



Floor Plans



Energy Efficiency Graph



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