



## 23 Linden Road

, Hinckley, LE10 0AR

Asking Price £350,000



An impressive, traditional styled, five bedroomed, semi-detached house in popular location with the benefit of gas fired central heating, via combination boiler UPVC double glazing, picturesque established rear garden, two to three car driveway,



## Canopy porch

### Reception hall 14'2" x 7'1" (4.32 x 2.17)

Having staircase to first floor via spindle balustrade, mosaic style tiled floor, fitted double wall unit with glazed door, under stairs cupboard, UPVC double glazed door, side UPVC double glazed windows

### Attractive lounge (front)

3.94m into bay 3.39m min x 3.21m max 2.21m min (12'11" into bay 11'1" min x 10'6" max 7'3" min)

Having gas fire in attractive marble surround with raised hearth, walk in UPVC double glazed bay window, double central heating radiator, coving, two wall light points.

### Dining room (rear) 3.86 x 3.73

Having leaded double glazed window, double central heating radiator, coving, ceiling rose, fitted double cupboard, wall niche with shelving, power points.

### Study /play room 14'6" x 7'11" (4.41 x 2.41)

Having central heating radiator, leaded UPVC double glazed window, power points.

### Kitchen (rear) 9'3" x 8'5" (2.82 x 2.56)

Having one and a half bowled ceramic sink unit, range of base and wall units comprising six base units and five wall units, associated work surfaces, extractor hood, ceramic tiled floor, plumbing for washing machine, leaded UPVC double glazed side window, coving, central heating radiator.

### Rear lobby 5'9" x 2'7" (1.75 x 0.80)

Having UPVC double glazed door, leaded UPVC double glazed side window.

### Conservatory (rear) 9'8" x 8'1" (2.95 x 2.47)

Having quarry tiled floor, UPVC double glazed windows, UPVC double glazed polycarbonate roof, twin UPVC double glazed doors, central heating radiator.

### First floor landing 10'1" x 7'0" (3.08 x 2.13)

Having double central heating radiator, one power point, staircase to bedroom 1.

### Bedroom 2 (front) 13'0" x 10'11" (3.96 x 3.33)

Having fitted double wardrobe, central heating radiator, leaded UPVC double glazed window, fitted shelving, power points.

### Bedroom 3 (rear) 12'5" ax 10'2" min x 12'0" (3.79 ax 3.10 min x 3.66)

Having fitted double cupboard, wall mounted gas fired combination boiler, central heating radiator, central heating radiator, UPVC double glazed window, coving.

### Bedroom 5 (front) 7'3" x 7'1" (2.20 x 2.16)

Having UPVC double glazed window, central heating radiator, power points.

### Fully tiled bathroom (rear) 7'3" x 6'7" (2.22 x 2.01)

Having full suite comprising panelled bath, pedestal wash hand basin, low flush w.c, obscure leaded UPVC double glazed window, central heating radiator.

### Bedroom 1 (rear) 15'0" x 12'9" (4.57 x 3.88)

Having UPVC double glazed window, double glazed roof light to front, twin central heating radiators.

### En-suite bathroom 8'4" x 5'9" (2.55 x 1.74)

Having claw foot bath with chrome mixer shower, wash hand basin, low flush w.c, obscure UPVC double glazed window, central heating radiator, extractor fan.

## Second floor

### Bedroom 4 (through)

5.31m max 3.31m min x 5.m max 2.39m min (17'5" max 10'10" min x 16'5" min x 7'10" max )

Having double central heating radiator, four fitted wardrobes, double glazed Velux window, central heating radiator, UPVC double glazed window, power points.

## Outside

Having picturesque enclosed rear garden with lawn, paved patio, pond. Pleasant front garden with two to three car driveway.

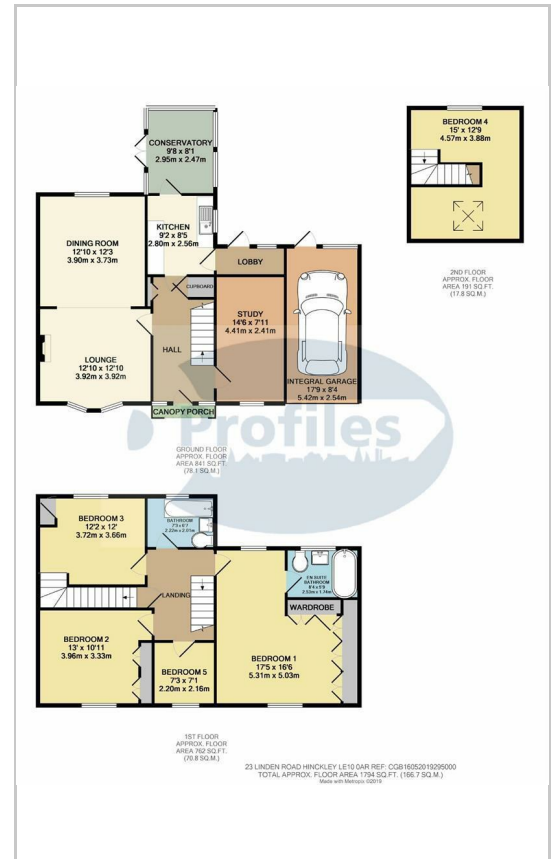
### Integral garage 17'9" x 8'4" (5.42 x 2.54)

Having up and over door, UPVC double glazed rear door, UPVC double glazed window

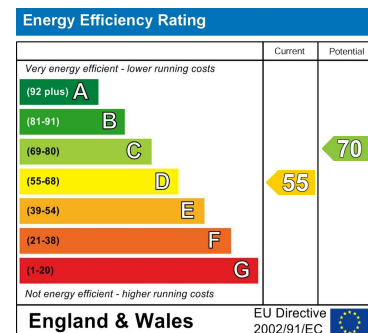
## Area Map



## Floor Plans



## Energy Efficiency Graph



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

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