



10 Glebe Road

, Hinckley, LE10 1HG

Offers Around £375,000



A traditional extended 4 bedroom family detached house in pristine condition and occupying a corner commanding position in a popular and established location. The property has been maintained to the highest standard whilst incorporating many unique features. Additional benefits of gas fired central heating (condensing combi), PVCu double glazing, 2 bathrooms, luxury breakfast kitchen, secluded low maintenance rear garden, 4 car block paved driveway. **VIEWING ESSENTIAL.**

Conveniently located within minutes walking distance of the town centre, close to all local amenities and accessible for commuting to all major road links, such as the M1, M6 and A5.



Reception hall 4'6" x 2'8" (1.39 x 0.82)

Staircase to first floor, ceramic tiled floor, obscure PVCu double glazed door and coving.

Extended lounge / dining room 24'0" (max) x 19'6"(max) (7.34 (max) x 5.95(max))

Feature live gas fire in an attractive surround with a raised marble hearth, PVCu double glazed patio doors, PVCu double glazed window, coving, underfloor heating, coving and laminate floor.

Spacious modern fitted breakfast kitchen (through) 14'3" (max) x 13'5" (max) (4.36 (max) x 4.10 (max))

Feature composite sink, range of attractive base and wall units (10 base and 5 wall), associated work surfaces, integral breakfast bar, radiator, down lights to the ceiling, PVCu double glazed bay window, PVCu double glazed side door and rear window. split level electric hob, electric double (fan assisted) oven, extractor hood, extractor hood, a wall mounted gas fired condensing combination boiler (Baxi Duo Tec), under stars recess with integral shelving,

Utility room / cloakroom (rear) 7'6" x 4'3" (2.31 x 1.32)

PVCu double glazed window, plumbing for a washing machine, work surfaces, ceramic tiling, radiator, wash hand basin, low flush WC and laminate floor.

First floor landing 19'11"(max) x 10'0" (max) (6.09(max) x 3.06 (max))

PVCu double glazed window, radiator, roof void access, staircase to second floor, and smoke alarm.

Bedroom 1 Front) 11'10" x 9'8" (3.62 x 2.97)

PVCu double glazed window, radiator, fitted wardrobes.

En suite shower (front) 8'6" x 3'3",65'7" (2.61 x 1,20)

Fitted double shower cubicle with chrome mixer rainfall shower, wash hand basin, low flush WC, ceramic tiled floor, chrome ladder styled radiator, down lights to the ceiling, PVCu obscure double glazed window, down lights to the ceiling and extractor fan

Bedroom 2 (front) 13'5" (max) x 11'9"(max) (4.10 (max) x 3.59(max))

Twin PVCu double glazed windows and radiator.

Bedroom 3 (rear) Dual aspect 10'9"(max) x 8'9"(max) (3.30(max) x 2.68(max))

PVCu double glazed windows to the side and rear, radiator, double wardrobe with mirrored doors

Bedroom 4 (side) 8'9"(max) x 8'3"(m) (2.69(max) x 2.53(m))

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

Luxury modern bathroom (rear) 7'6" x 6'5" (2.31 x 1.98)

Obscure PVCu double glazed window, full suite in white comprising of panelled bath with mixer shower, wash hand basin, low flush wc, fitted separate double shower cubicle with chrome mixer shower and chrome ladder style radiator.

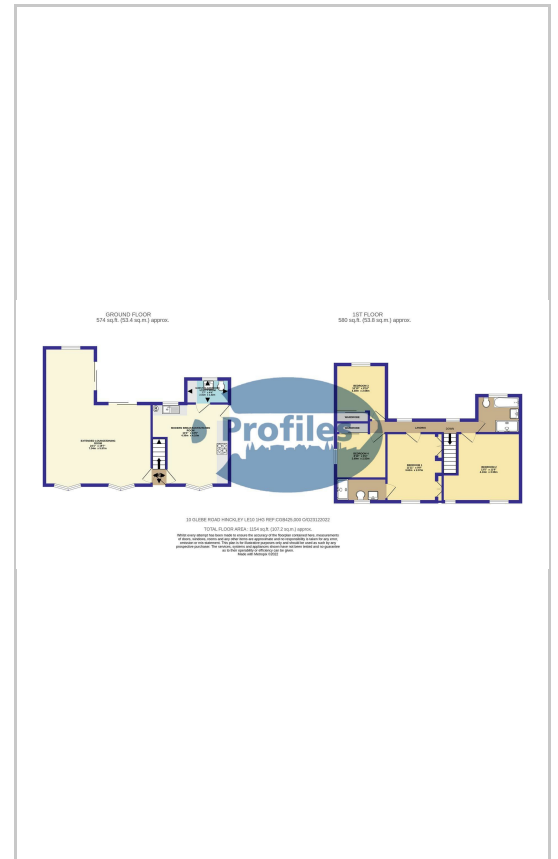
Outside

Enclosed low maintenance scheduled rear garden, feature decking with spindle balustrade, artificial lawn, external light, gated side entrances leading to the front 4 car block paved driveway.

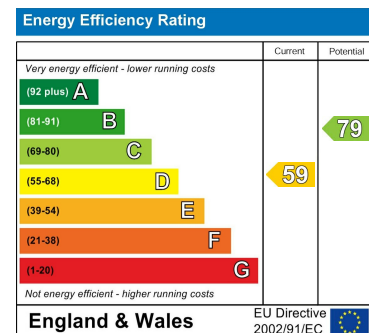
Area Map



Floor Plans



Energy Efficiency Graph



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