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## 29 Bearsden Crescent

, Hinckley, LE10 0SQ

Offers In The Region Of £310,000



An immaculately presented, tastefully extended family 3 bedroom semi detached house.

The property has the benefit of PVCu double glazing, gas fired central heating (condensing combination boiler, extensions to front and rear, PVCu fascias and soffits, three car block paved driveway, low maintenance enclosed rear garden, separate garage, luxury fitted breakfast kitchen/dining room, breakfast room with vaulted ceiling, modern bathroom with shower, utility room and guest cloakroom.

Ideally situated in a popular and sought after location, close to all local amenities. The property is accessible for commuting to all major road links, such as the A5, M69, M1 and M6.

VIEWING ESSENTIAL.



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### Reception hall 9'1" x 5'8" (2.79 x 1.74)

PVCu double glazed door, obscure UPVC double glazed window, laminate floor, radiator, staircase to first floor and double base cupboard.

### Guest cloakroom 8'2" (max) x 5'0" (2.50 (max) x 1.53)

Suite in white, wash hand basin with tiled splash back, low flush w.c, laminate floor, extractor fan and chrome ladder style central heating radiator.

### Extended lounge (front) 14'10" x 13'9" (4.53 x 4.20)

Radiator, PVCu double glazed window, radiator and coving.

### Luxury breakfast /dining room (rear) 17'10" x 7'8" (5.45 x 2.34)

Porcelain featuresink, range of attractive base and wall units finished in high gloss (8 base, 2 pan drawers and 10 wall), quartz effect work surfaces and integrated breakfast bar, polished porcelain tiled floor, feature ladder style radiator, split level 5 burner gas hob, electric double (fan assisted) oven, extractor hood (ducted), fitted dishwasher, downlights to the ceiling, coving, and tall larder cupboard.

### Extended breakfast room (rear). 13'0" x 9'5" (3.97 x 2.88)

Feature vaulted ceiling with double glazed velux roof lights, PVCu double glazed windows, and double glazed sliding patio doors. Having duo pitched double glazed glass roof (self cleaning), UPVC double glazed sliding door, UPVC double glazed windows, feature ladder style central heating radiator and laminate floor.

### First floor landing 10'2" x 6'11" (3.11 x 2.11)

Coving, smoke alarm, roof void access leading full boarded roof void approached via retractable ladder and wall mounted fan assisted gas fire combination Baxi instant 80 boiler.

### Extended bedroom 1 (rear) 17'4" x 8'11". (5.30 x 2.72.)

Ladder style radiator, PVCu double glazed window, laminate floor and coving.

### Extended bedroom 2 (front) 17'5" (max) x 10'0" (5.31 (max) x 3.05)

PVCu double glazed window, radiator, laminate floor and coving,

### Bedroom 3 (front) 10'9" max x 7'0" (3.29 max x 2.14)

Fitted wardrobe, radiator, PVC double glazed window and coving.

### Luxury bathroom (rear) fully tiled 7'0" x 6'1" (2.15 x 1.87)

Full suite in white comprising panelled bath with chrome shower and screen, pedestal wash hand basin, low flush w.c, ceramic tiled floor, obscure PVCu double glazed window, down lights to ceiling, coving, extractor fan, chrome ladder style radiator and wall cabinet finished in high gloss.

### Outside

Attractive front garden with block paved driveway and parking for 3 cars.

Enclosed rear garden with feature decking, artificial turf, water tap, Access from rear to garage.

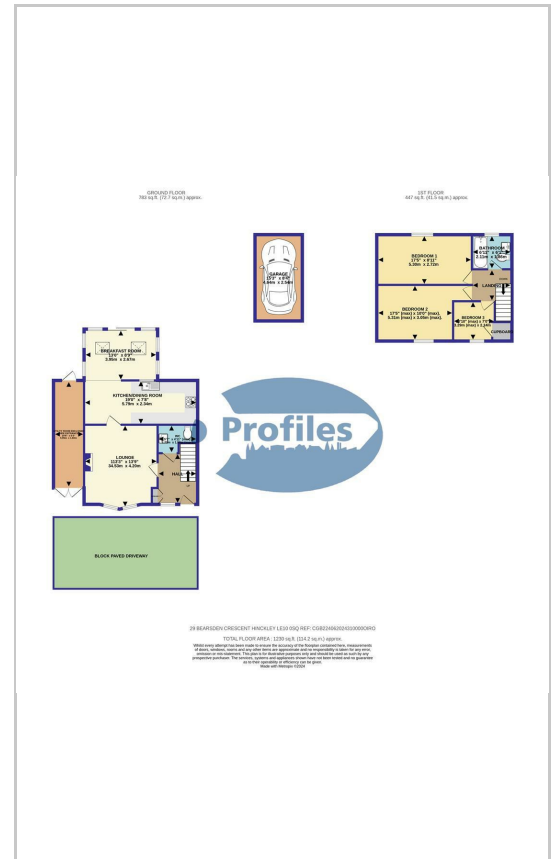
### Garage in block 15'3" x 8'4" (4.65 x 2.54)

Having up and over door.

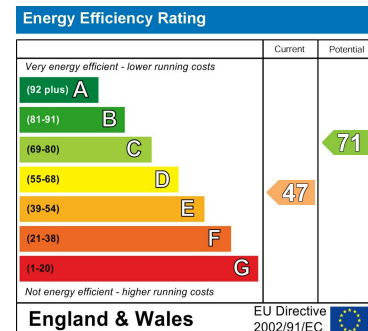
## Area Map



## Floor Plans



## Energy Efficiency Graph



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