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 MISDESCRIPTIONS ACT 1967
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29 BEARSDEN CRESCENT HINCKLEY LE10 0SQ REF: C0824062024310000080
 TOTAL FLOOR AREA: 1230 sq ft (114.2 sq m), approx.
 These measurements have been taken to the best of our knowledge and are not intended to be used as a basis for any legal or financial transaction. Profiles Estate Agents and its agents accept no responsibility for any errors or omissions. This plan is for guidance only and should not be used as a basis for any legal or financial transaction. Profiles Estate Agents and its agents accept no responsibility for any errors or omissions. This plan is for guidance only and should not be used as a basis for any legal or financial transaction.
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Independent Estate Agents
 Surveyors, Valuers and
 Letting Agents



Profiles Estate Agents

29 Bearsden Crescent, Hinckley, LE10 0SQ
 Offers Over £300,000



29 Bearsden Crescent, Hinkley, LE10 0SQ

Offers Over £300,000

An immaculately presented, tastefully extended family 3 bedroom semi detached house in cul de sac location.

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.

Reception hall

9'1" x 5'8"

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"

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"

Radiator, PVCu double glazed window, radiator and covering.

Luxury breakfast/dining room (rear)

17'10" x 7'8"

Porcelain featuresink, range of attractive base and wall units finished in high gloss (8 base, 2 pan drawers and 10 lights, PVCu double glazed windows, and double glazed sliding patio doors. Having du pitched double glazed glass roof (self cleaning), UPVC double glazed sliding radiator, split level 5 burner gas hob, electric double (fan assisted) oven, extractor hood (ducted), fitted dishwasher, downlights to the ceiling, covering, and tall ladder cupboard.

Extended breakfast room (rear).

13'0" x 9'5"

Feature vaulted ceiling with double glazed velux roof lights, PVCu double glazed windows, and double glazed sliding patio doors. Having du pitched double glazed glass roof (self cleaning), UPVC double glazed sliding radiator, split level 5 burner gas hob, electric double (fan assisted) oven, extractor hood (ducted), fitted dishwasher, downlights to the ceiling, covering, and tall ladder cupboard.



Extended bedroom 2 (front)

17'5" (max) x 10'0"

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

Bedroom 3 (front)

10'9" max x 7'0"

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

Luxury bathroom (rear) fully tiled

7'0" x 6'1"

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, covering, extractor fan, chrome ladder style radiator and wall cabinet finished in high gloss.

First floor landing

10'2" x 6'11"

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"

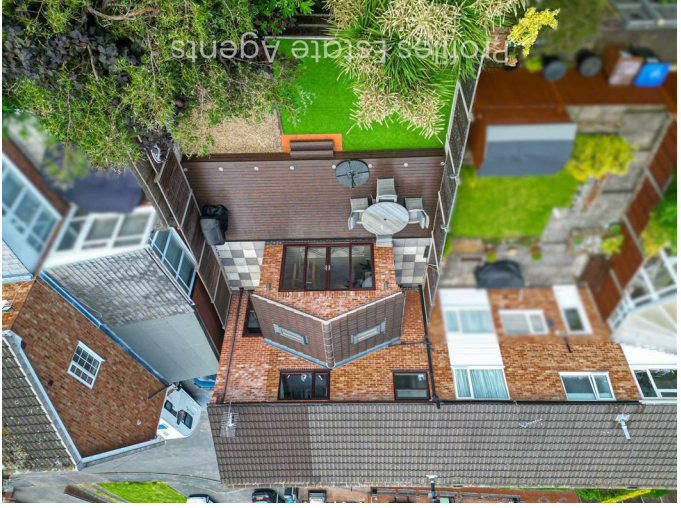
Ladder style radiator, PVCu double glazed window, laminate floor and coving.



15'3" x 8'4"

Having up and over door.

Garage in block



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.