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**Independent Estate Agents**  
 Surveyors, Valuers and  
 Letting Agents



Profiles Estate Agents

230 Coventry Road, Hinckley, LE10 0NG  
 Offers In The Region Of £230,000



## 230 Coventry Road, Hinkley, LE10 0NG

Offers In The Region Of £230,000

An immaculately presented, show standard, traditional style semi detached house. The property offers immense charm and character and has many unique features. Additional benefits of PVCu double glazing, full gas central heating (condensing combination boiler), attractive lounge, magnificent breakfast kitchen / dining room, 2 good sized bedrooms, bedroom 1 with study area and the potential to be converted into a en-suite shower room and/or bedroom 3, utility room, luxury shower room, secluded established picturesque southernly facing rear garden, home office / workshop and a deep front garden / block paved driveway with parking for several cars.

The property forms part of a popular and sought after location, close to all local amenities. Conveniently located for commuting to all major road links such as the A5, M69, M1 and M6.

VIEWING ESSENTIAL.

### Reception hall.

3'8" X 2'11".

Victorian style mosaic tiled floor, composite double glazed door and staircase to the first floor.

### Attractive lounge (front).

1'3'1" (into bay) X 1'2'6".

Walkin PVCu double glazed bay window, radiator, laminate floor, 1 wall light point and feature open hearth fire with cast iron grate and stone hearth.



### Modern fitted breakfast kitchen / Dining Room

1'6'0" X 1'1'5".

Circular stainless steel sink, range of attractive base and wall units finish in high gloss white (8 base and 4 wall) with soft closures and under lighting, associated work surfaces, solid oak breakfast bar, ceramic tiled floor, radiator, split level gas hob, electric (fan assisted) oven, extractor hood (ducted), fitted dishwasher, under stairs cupboard, obscure PVCu double glazed side window and PVCu double glazed sliding patio doors.



### Utility room (rear).

1'0'1" X 5'1'1".

Feature sink with mixer hose tap, plumbing for washing machine, ceramic tiled floor, tumble dryer vent, ceramic wall tiling, oak shelf, chrome ladder style radiator, PVCu double glazed rear door and PVCu side door.

### First floor landing.

8'3" (max) X 6'1'0" (max).

Obscure PVCu double glazed side window and smoke alarm.

### Bedroom 1 (front).

1'3'1" (into bay) X 12'1'1".

PVCu double glazed walkin bay window and radiator.



### Bedroom 2 (rear).

12'1'1" X 9'3".

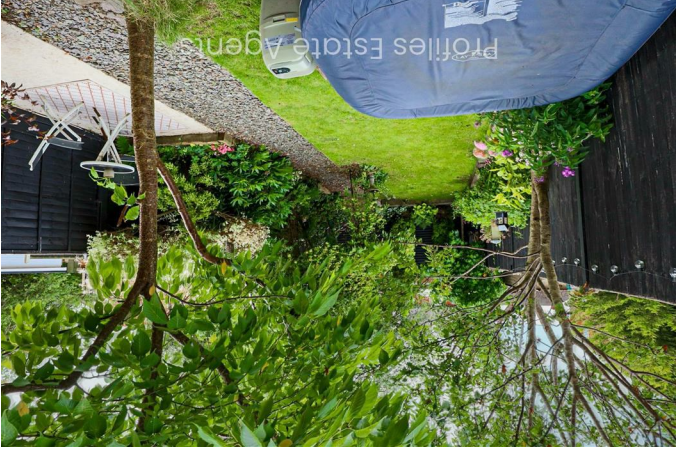
PVCu double glazed window, radiator and roof void access leading a partial boarded roof void with a wall mounted fan assisted gas fired condensing combination boiler (Valiant Eco Tec Plus 831) and approached via a retractable wooden ladder.



### Luxurious modern shower room (rear).

8'1" X 5'8".

Suite in white, walk in infinite shower cubicle with a chrome mixer shower with a curved glazed side screen, suspended wash hand basin, low flush wc with concealed cistern, fitted mirrored wall cabinet, laminate floor and chrome ladder style radiator.



### Workshop / home office

15'3" X 6'5".

Brick based, insulated with main power and light points.

### Outside.

Attractive deep front garden with block paved driveway with parking for 4 cars. Secluded established southernly facing rear garden, with lawn, cherry blossom tree, mature shrubs, herbaceous borders, feature decking (sun trap) with 2 olive trees, barbecue / bistro area and secure side enclosed access / covered passageway.

