



Profiles Estate Agents

# 91 Windrush Drive

, Hinckley, LE10 0NY

Offers In The Region Of £205,000



A modern two bedroomed, semi-detached house in larger than normal corner commanding position, PVCu double glazing, gas fired central heating (condensing combination boiler), three car driveway, garage space subject to planning permission.

Conveniently located and accessible for commuting to all major road links such as the M69, M1, M6 and A5. Local amenities are within reasonable distance to the property.

**\*\*NO CHAIN\*\***



Profiles Estate Agents



Profiles Estate Agents



Profiles Estate Agents

### Reception hall

Staircase leading to first floor, radiator and double base cupboard.

### Lounge (front) 18'10" x 9'3" (5.75 x 2.81)

Feature gas fire in Adams style surround, PVCu double glazed window and radiator.

### Modern kitchen (rear) 12'4" x 8'6" (3.77 x 2.6)

Stainless steel sink unit, range of base and wall units comprising of five base units, larder unit, five wall units, associated bevel edged work surfaces, plumbing for washing machine, PVCu double glazed picture window and radiator.

### First floor landing

PVCu double glazed picture window.

### Bedroom 1 (front) 11'1" max 9'3" min x 11'5" (3.38 max 2.83 min x 3.48)

PVCu double glazed window, linen cupboard with a wall mounted fan assisted gas fired condensing combination boiler (Heat line Capriz 24C) and radiator.

### Bedroom 2 (rear) 9'11" x 6'6" (3.01 x 1.98)

Radiator and PVCu double glazed window.

### Modern bathroom 7'7" x 5'7" (2.32 x 1.71)

Full suite comprising of panelled bath with electric shower, pedestal wash hand basin, low flush w.c and obscure double glazed picture window.

### Outside

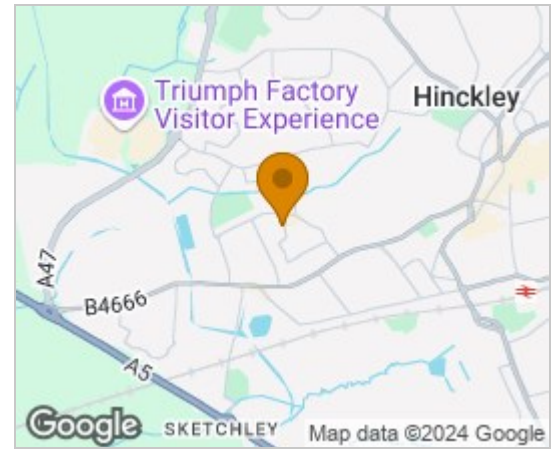
Enclosed rear garden.

Spacious side garden.

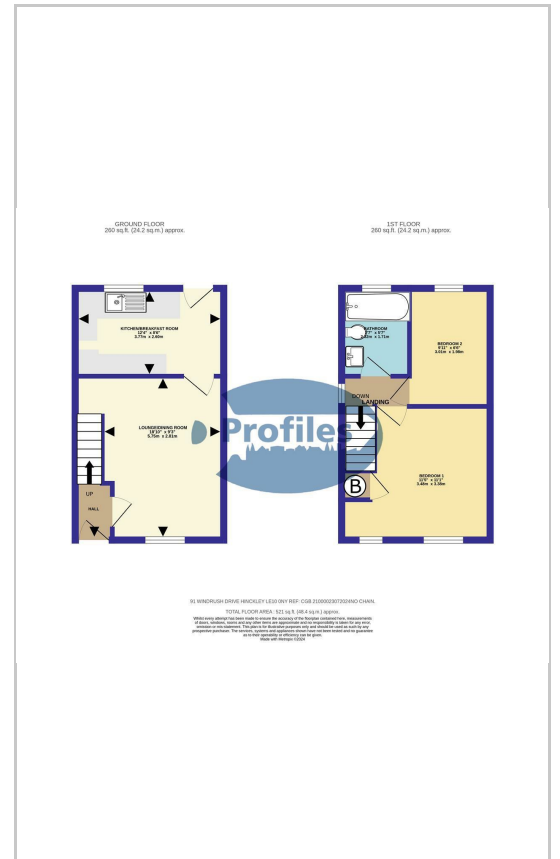
Three car driveway,

Front garden.

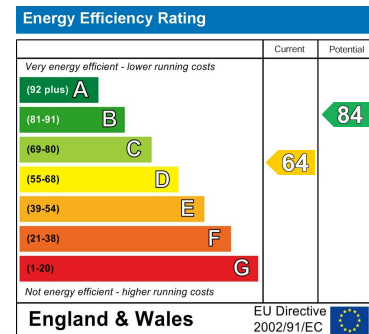
### Area Map



### Floor Plans



### Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.