

516 Coventry Road, Hinkley, LE10 0NJ

Offers In The Region Of £260,000

An immaculately presented, extended, traditional style 3 bedroom semi detached house. The property has the additional benefits of gas central heating (condensing combination boiler), PVCu double glazing, modern extended kitchen, extended lounge with vaulted ceiling, luxury bathroom, sun room, southerly facing established rear garden some 80' in length, fully boarded roof void, block paved driveway with parking for 4 cars, fitted wardrobes to bedroom 1, outside w/c and many more unique features.

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

VIEWING ESSENTIAL.

Reception hall.

12'0" X 5'4".

Obscure double glazed composite door, adjacent PVCu double glazed windows, staircase to the first floor, under stairs cupboard, smoke alarm and radiator.

Extended lounge (rear).

21'4" (max) X 10'0" (max).

Feature vaulted ceiling with twin velux double glazed roof lights, down lights, radiators, feature live gas fire with slate hearth and square archway.

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Bedroom 1 (rear).

9'11" X 6'6".

Linex cupboard, smoke alarm, roof void access (via retractable wooden ladder) leading to a fully board roof void with a wall mounted gas fired condensing combination boiler (Vaillant Eco Plus 831 R1).

Bedroom 1 (rear).

11'8" X 10'1".

PVCu double glazed (hockey style) bay window, further PVCu double glazed window, radiator, fully fitted twin double wardrobes with full length smoke glazed mirror doors and fitted wall units.



Bedroom 2 (front).

11'7" X 10'1".

PVCu double glazed window and radiator.

Bedroom 3 (front).

6'11" X 6'6".

PVCu double glazed window and radiator.

Luxury shower room (rear).

6'5" X 5'4".

Suite in white, fitted corner shower cubicle with curved glazed screen, chrome plumbed mixer shower with rainfall shower head,(bluetooth controlled), wash hand basin in

Outside.

Front garden with block paved driveway with parking for 4 cars and gated side access to the rear garden.

Picturesque southerly facing rear garden approaching some 80' in length, established lawn, paved patio, wooden decking with spindle balustrade, water tap, outside light point, garden sheds, external power points.

Outside WC (1.57 x 0.88) with terrazzo floor and rear

obscure glazed window.



Modern extended kitchen (rear).

21'4" (max) X 6'6" (max).

Composite sink, range of attractive base and wall units inclusive of pan drawers, (12 base and 3 wall), associated work surfaces, twin tall ladder cupboards, split level induction hob, electric (fan assisted) oven, extractor hood (ducted), ceramic tiled floor, ceramic wall tiling, PVCu double glazed side window, down lights to the ceiling, feature square arch, PVCu double glazed door, ladder style radiators and plumbing for a washing machine.



Attractive dining room (front).

11'8" X 10'11".

PVCu double glazed (hockey style) bay window, laminate floor and radiator.

Sun room (rear).

9'8" X 8'1".

Vaulted ceiling with double glazed velux roof light and down lights, ceramic tiled floor, twin PVCu double glazed french doors, PVCu double glazed windows.

