

30 Westray Drive, Hinkley, LE10 0TL

[Offers In The Region Of £325,000](#)

An extended, deceptively spacious and well appointed 3 bedroom family detached house. The property has the benefit of gas central heating (combination boiler), PVCu double glazing, extended breakfast kitchen, dining room extension, victorian conservatory, cavity wall insulation, carport, garage, 3 car driveway, PVCu fascia and soffit boards and bathroom with shower.

Ideally located close to all local amenities and accessible to all major road links such as the A5, M69, M1 and M6.

Reception hall.

14'3" x 6'11".

Staircase to the first floor, obscure PVCu double glazed door, obscure PVCu double glazed adjacent window, radiator, smoke alarm and LVT floor.

Guest cloakroom (front).

5'2" x 3'4".

Corner wash hand basin, low flush wc, LVT floor and obscure PVCu double glazed window.

Spacious lounge (front).

24'2" (max) x 11'9" (max).

Feature gas fire, radiators, PVCu double glazed window, coving and archway.

Dining room (rear).

11'6" x 7'3".

Double glazed sliding patio doors, coving, archway, serving hatch and radiator.

Extended breakfast kitchen (rear).

20'10" x 7'1".

Stainless steel sink, range of attractive base and wall units (7 base and 9 wall), associated work surfaces, ceramic tiled floor, obscure PVCu double glazed side window, PVCu double glazed rear window, understairs cupboard, plumbing for a washing machine and radiator.

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First floor landing.

11'2" (max) x 10'11" (max).

Linen cupboard with a wall mounted gas fired combination boiler (Worcester Greenstar 28i junior), PVCu double glazed side window and roof void access.

Bedroom 1 (rear).

12'7" x 10'10".

PVCu double glazed window, radiator and fitted twin double wardrobes with bridging cupboards.

Bedroom 2 (front).

11'0" x 7'10".

PVCu double glazed window and radiator.

Bedroom 3 (rear).

12'9" x 7'11".

PVCu double glazed window and radiator.

Bathroom (front).

8'0" (max) x 7'3" (max).

Panel bath with chrome mixer shower, wash hand basin, low flush wc, obscure PVCu double glazed window, radiator and ceramic wall tiling.

Outside.

Front walled garden with 3 car driveway.

Established rear garden, with gated side access, water tap, lawn, patio and herbaceous borders.

Garage.

16'1" x 8'7".

With twin doors.

Car port.

17'10" x 11'0".

With integral brick store.