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31 Lochmore Drive

, Hinckley, LE10 0TZ

Offers Over £210,000



A spacious 3 bedroom semi detached house, occupying a larger than average commanding position. The property has the benefit of gas central heating (condensing combination), PVCu double glazed, gardens to front, side and rear, detached garage with driveway with parking in front, cavity wall insulation, conservatory and modern shower room.

The property forms part of established and popular residential location, close to all local amenities. Major road links are within reasonable commuting distance to include A5, M69, M1 and M6.



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Fully enclosed porch. 4'8" x 2'11". (1.43 x 0.90.)

Obscure PVCu double glazed door, adjacent obscure double glazed window and laminate floor.

Reception hall. 5'2" x 2'10". (1.58 x 0.88.)

Laminate floor and easy tread staircase to the first floor.

Attractive lounge (front). 14'2" x 11'0". (4.32 x 3.37.)

PVCu double glazed window, radiator, coving and radiator.

Spacious breakfast kitchen / dining room. 14'2" x 11'8". (4.32 x 3.56.)

Composite sink, range of base and wall units, (7 base and 5 wall), associated work surfaces, integral breakfast bar, plumbing for a washing machine, a wall mounted gas fired (fan assisted) condensing combination boiler, understairs cupboard, ceramic wall tiling, radiator, laminate floor and twin PVCu double glazed french doors.

Conservatory (rear). 10'9" x 10'2". (3.29 x 3.10.)

PVCu double glazed windows and PVCu double glazed door.

First floor landing. 10'9" (max) x 8'5" (max). (3.30 (max) x 2.57 (max).)

Linen cupboard and roof void access.

Bedroom 1 (front). 14'1" (max) x 8'4" (max). (4.30 (max) x 2.56 (max).)

PVCu double glazed window, radiator, laminate floor and fitted double wall cupboards.

Bedroom 2 (rear). 9'8" x 8'10". (2.95 x 2.70.)

PVCu double window and radiator.

Bedroom 3 (rear). 9'8" x 5'6". (2.95 x 1.68.)

PVCu double glazed window and radiator.

Modern shower room (side). 6'8" x 5'6". (2.04 x 1.68.)

Attractive full wall and ceiling PVCu cladding, fitted shower cubicle with an electric shower, wash hand basin in vanity, low flush wc with conceal cistern, chrome ladder style radiator and obscure PVCu double glazed window.,

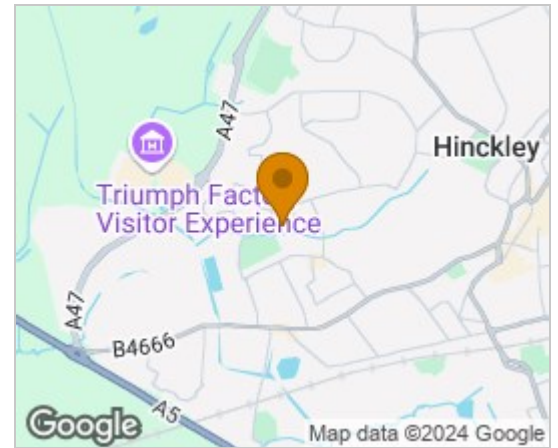
Outside.

Lawn enclosed front garden. Spacious larger than average lawned side garden with paved patio, water tap and enclosed rear garden with direct pedestrian access to the detached garage.

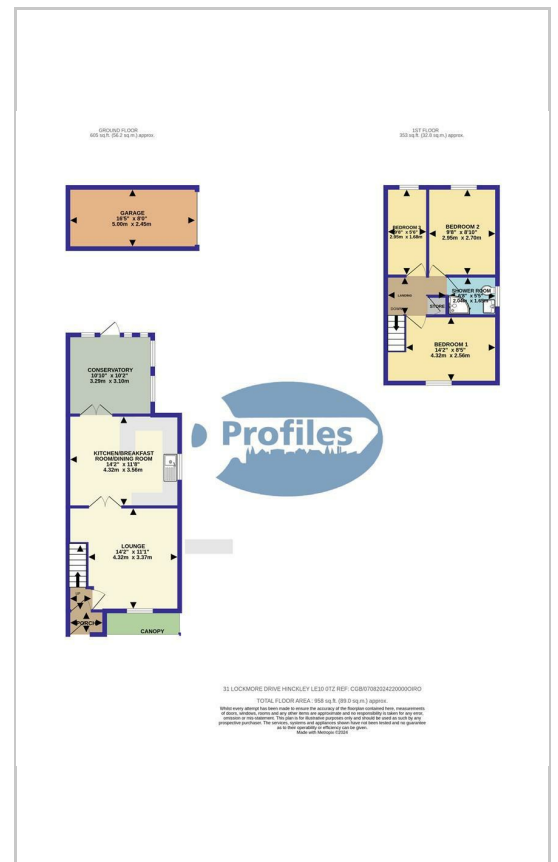
Detached garage. 16'8" x 7'10". (5.1 x 2.39.)

Meatal up and over door and side door. Driveway / car parking space to the front of the garage,

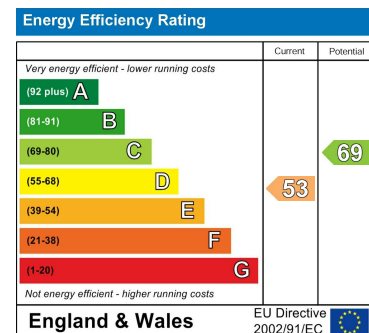
Area Map



Floor Plans



Energy Efficiency Graph



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