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# 21 Netherley Court

, Hinckley, LE10 0RN

Offers In The Region Of £315,000



A 3 storey, 3 bedroom, 3 bathroom immaculately presented modern family detached house built by the reputable David Wilson Homes. The property has the benefit of gas central heating (condensing boiler), PVCU double glazing, 2 reception rooms, spacious luxury breakfast kitchen, guest cloakroom, landscape rear garden, 3 car driveway, detached garage, water meter, attractive lounge with juliet balcony and many unique features.

Ideally located close to all local amenities, including local schools, shops and regular public transport services. Accessible for commuting to all major road links such as the M69, M1, M6 and A5.

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**Reception hall. 6'3" (max) x 5'11" (max). (1.93 (max) x 1.81 (max).)**

Engineered oak floor, smoke alarm (mains), staircase to the first floor via spindle balustrade and composite double glazed door.

**Guest cloakroom. 6'11" x 3'0". (2.12 x 0.93.)**

Wash hand basin in vanity unit with 2 base doors, low flush wc, ceramic tiled floor, chrome ladder style radiator and obscure PVCu double glazed window.

**Family room (front). 13'4" (max) x 10'6" (max). (4.08 (max) x 3.21 (max).)**

PVCu double glazed bay window, engineer oak floor and radiator.

**Spacious modern breakfast kitchen / dining room 16'4" (max) x 16'3". (4.98 (max) x 4.96.)**

Fitted luxury 'Howdens' kitchen, composite sink, range of attractive base and wall units, (4 base, pan drawers and 9 wall units), associated work surfaces, standalone centre island with integral breakfast bar, down lights to the ceiling, engineered oak floor, twin PVCu double glazed french doors, PVCu double glazed window, split level induction hob, electric (fan assisted) oven, extractor hood (ducted), wine chiller, under stairs cupboard, ceramic wall tiling, integral alcove with plumbing for a washing machine and base unit.

**First floor landing. 16'5" x 7'4". (5.01 x 2.24.)**

PVCu double glazed window, radiator, smoke alarm (mains), study area and easy tread staircase with spindle balustrade leading to the second floor.

**Attractive lounge (rear). 16'4" x 10'7". (5.00 x 3.25.)**

Juliet balcony with twin PVCu double glazed french doors, adjacent PVCu double glazed windows, laminate floor, coving and radiator.

**Bedroom 3 (front). 9'1" x 8'10". (2.77 x 2.71.)**

PVCu double glazed window, laminate floor and radiator.

**Modern bathroom (Jack & Jill). 9'1" x 7'1". (2.78 x 2.17.)**

Full suite in white, freestanding bath with stand alone mixer shower, low flush WC, vanity unit with wash hand basin and base doors in high gloss, corner separate shower with chrome mixer shower and twin curved glazed doors, ceramic floor tiling, obscure PVCu double glazed side window, down-lights to the ceiling, full ceramic wall tiling and extractor fan.

**Second floor landing. 8'9" x 7'1" (2.68 x 2.18)**

With smoke alarm (mains).

**Bedroom 1 (front). 16'4" x 9'0". (5.00 x 2.75.)**

Fitted luxury twin double wardrobes, radiator and PVCu double glazed window.

**Ensuite shower (side). 9'4" x 3'11". (2.87 x 1.20.)**

Suite in white, fitted double shower cubicle with mixer shower and side screen, wash hand basin, low flush WC, ceramic wall tiling, radiator and extractor fan.

**Bedroom 2 (rear). 16'4" x 9'1"(max). (5.00 x 2.77(max).)**

PVCu double glazed window, radiator, fitted full length twin double wardrobes.

**Ensuite shower (side). 6'9" x 5'6". (2.07 x 1.69.)**

Suite in white, fitted corner shower cubicle with chrome mixer shower, wash hand basin, low flush WC, chrome ladder style radiator, ceramic tiled floor, down-lights to the ceiling and extractor fan.

**Outside.**

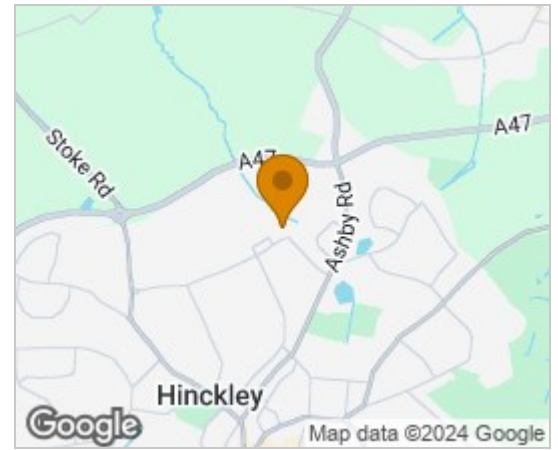
Low maintenance stone front garden and 3 car tarmac driveway.

Landscaped rear garden, with paved patio, lawn, feature decking, water tap, side gated access and security light.

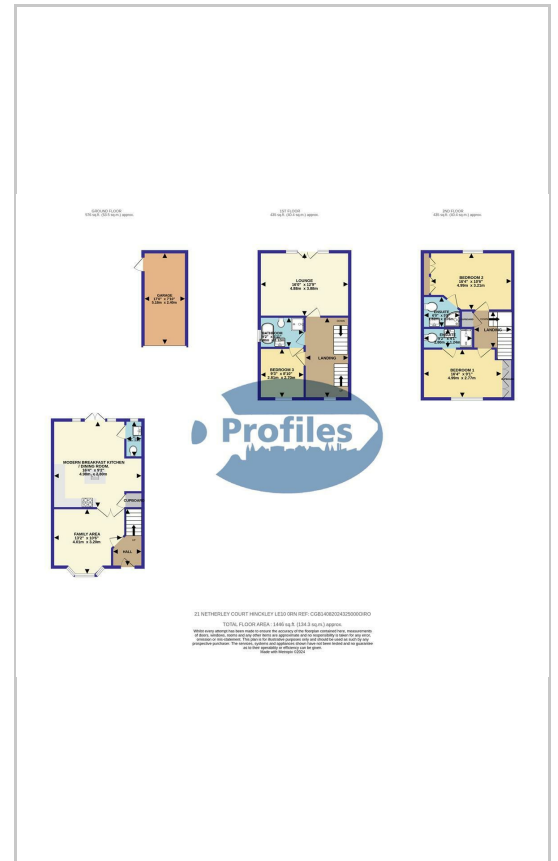
**Detached garage. 18'0" x 8'4". (5.50 x 2.56.)**

Up and over door, light and power points.

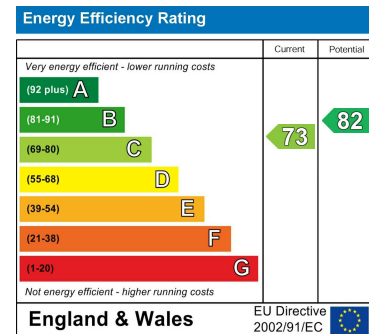
**Area Map**



**Floor Plans**



**Energy Efficiency Graph**



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