



Profiles Estate Agents

94 Stanley Road

, Hinckley, LE10 0HT

Offers In The Region Of £325,000



A well appointed, extended, 4 bedroom, traditional style semi detached house, ideally located in a popular and sought after location. The property has been maintained to the highest standard and has the additional benefits of gas central heating (condensing combination boiler), PVCu double glazing, attractive through lounge/ dining room, modern extended kitchen, bathroom with mixer shower, guest cloakroom, 3 car block paved driveway, 4 good sized bedrooms - 3 of which are double and established southerly westerly facing rear garden.

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

VIEWING ESSENTIAL. NO CHAIN



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Recessed porch. 6'5" x 1'11". (1.98 x 0.60.)

With lead stained double glazed windows and lead double glazed door.

Reception hall. 11'3" x 6'5". (3.45 x 1.97.)

Laminate floor, radiator and staircase leading to the first floor.

Spacious through lounge / dining room. 26'8" (into bay) x 11'10". (8.14 (into bay) x 3.61.)

Walk in PVCu double glazed bay window, feature wood burner with raised hearth, radiators, ceiling rose, coving, feature display cabinet recess within the chimney and anodised white sliding patio doors.

Extended breakfast / kitchen. 15'3" x 7'8". (4.65 x 2.36.)

Stainless steel sink, range of base and wall units (8 base and 6 wall) finished anthracite grey, associated work surfaces, fitted fridge, wall mounted (fan assisted gas fired condensing combination boiler (Main Eco Elite 30 ErP), split level ceramic hob, electric (fan assisted) oven , extractor hood (ducted), ceramic tiled floor, radiator, ceramic wall tiling and understairs cupboard.

Guest cloakroom. 7'10" x 2'11". (2.39 x 0.89.)

Suite in white, wash hand basin, low flush wc and plumbing for a washing machine.

First floor landing. 11'3" (max) x 6'8" (max). (3.43 (max) x 2.04 (max).)

Roof void access hatch, PVCu double glazed side window and permanent impact ventilation.

Bedroom 1 (front). 14'0" (into bay) x 11'0" (max). (4.28 (into bay) x 3.36 (max).)

Fully fitted full length wardrobes, radiator and walk in PVCu double glazed window.

Bedroom 2 (rear). 12'0" x 11'0". (3.66 x 3.36.)

PVCu double glazed window, radiator and coving.

Bedroom 3 (through). 12'8" (min) x 7'5". (3.87 (min) x 2.28.)

PVCu double glazed windows to the front and rear elevations, radiator and coving.

Bedroom 4 (front). 8'8" x 7'9". (2.66 x 2.38.)

PVCu double glazed window and radiator.

Modern bathroom (rear). 8'3" x 7'9". (2.54 x 2.38.)

Full suite in white, panel bath with mixer shower, oval wash hand basin in vanity with 2 base doors, low flush wc, ceramic wall tiling, chrome ladder style radiator, linen cupboard and obscure PVCu double glazed windows to the rear and side elevations.

Outside

Front garden with 3 car block paved driveway.

Established south westerly facing rear garden, with lawns, herbaceous borders, patio, water tap, external light, garden sheds and water butts.

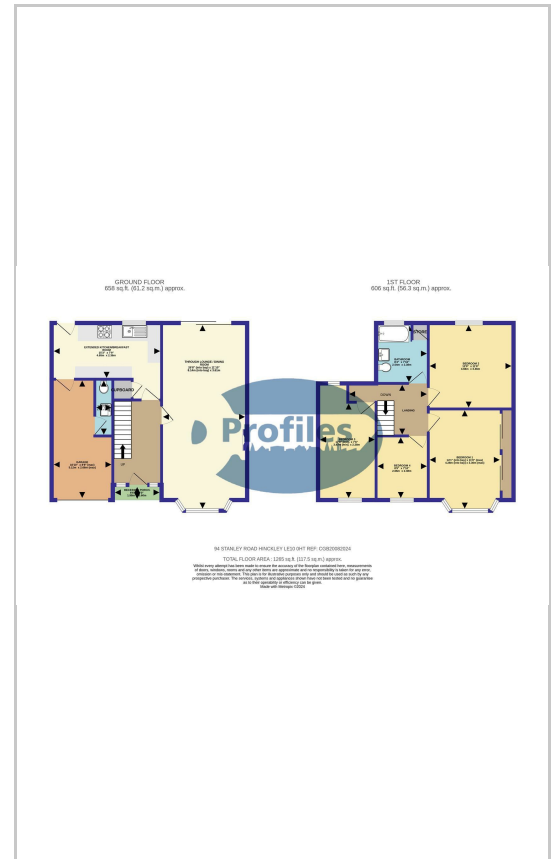
Garage. 16'9" (max) x 7'7" (max). (5.12 (max) x 2.32 (max).)

Twin wooden doors, water tap and internal door leading to the breakfast kitchen.

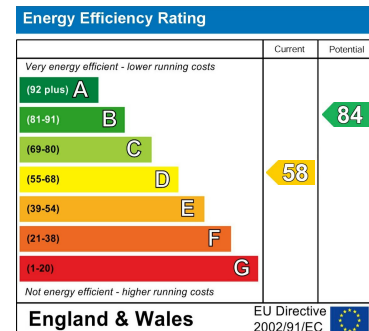
Area Map



Floor Plans



Energy Efficiency Graph



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