



Profiles Estate Agents

486 Coventry Road

, Hinckley, LE10 0NJ

Offers In The Region Of £279,950



An extended, spacious, tastefully decorated, immaculately presented, 3 bedroom semi detached house. The property has the additional benefits of gas central heating (condensing combination boiler), PVCu double glazing, lounge extension with a vaulted ceiling, family room, spacious breakfast kitchen / dining room, luxury bathroom with shower, 4 car driveway, landscaped rear garden, southerly facing established garden and PVCu fascia and soffit boards.

The property is located in popular residential location, close to all local amenities, including local shops, schools and regular public transport services. All major road links, such as the A5, M69, M1 and M6 are within reasonable commuting distance from the property.

MUST BE VIEWED.



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Canopy porch. 4'3" x 4'1". (1.32 x 1.27.)

With outside light point.

Reception hall. 9'6" x 5'3". (2.91 x 1.62.)

Obscure PVCu double glazed door, adjacent PVCu double glazed side window, staircase with spindled balustrade, laminate floor, radiator and coving.

Attractive family room (front). 11'11" (into bay) x 11'2". (3.64 (into bay) x 3.41.)

Walkin PVCu double glazed bay window, feature open hearth fireplace with raised hearth, radiator and coving.

Modern spacious breakfast kitchen/dining room(rear) 17'2" x 11'9". (5.24 x 3.60.)

Stainless steel circular sink unit, range of attractive base and wall units (6 base and 5 wall) finished in soft cream, associated work surfaces, fitted range master (5 burner gas hob, twin gas ovens, warming plate and grill), plumbing for a washing machine and dishwasher, ceramic wall tiling, feature fireplace with wood burner and slabbed hearth.

Extended lounge (rear). 14'4" x 14'1". (4.38 x 4.30.)

Vaulted ceiling with twin double glazed velux roof lights, oak beam, twin PVCu double glazed french doors, adjacent PVCu double glazed windows, and radiator.

First floor landing. 9'2" x 6'4". (2.80 x 1.94.)

Roof void access hatch leading to a partially boarded roof void accessed via a retractable aluminium ladder

Bedroom 1 (front). 11'8" (into bay) x 10'9". (3.56 (into bay) x 3.30.)

Walkin PVCu double glazed bay window and radiator.

Bedroom 2 (rear). 11'10" (max) x 9'10", 68'10" (max). (3.61 (max) x 3.21 (max).)

PVCu double glazed window and radiator.

Bedroom 3 (front). 6'9" x 6'4". (2.06 x 1.94.)

PVCu double glazed window and radiator.

Modern bathroom (rear). 7'9" x 5'6". (2.38 x 1.68.)

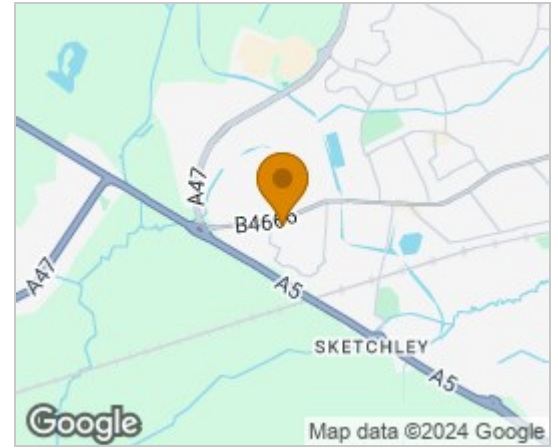
Full suite in white, panel bath with an electric shower, wash hand basin, low flush wc, obscure PVCu double glazed window and radiator.

Outside.

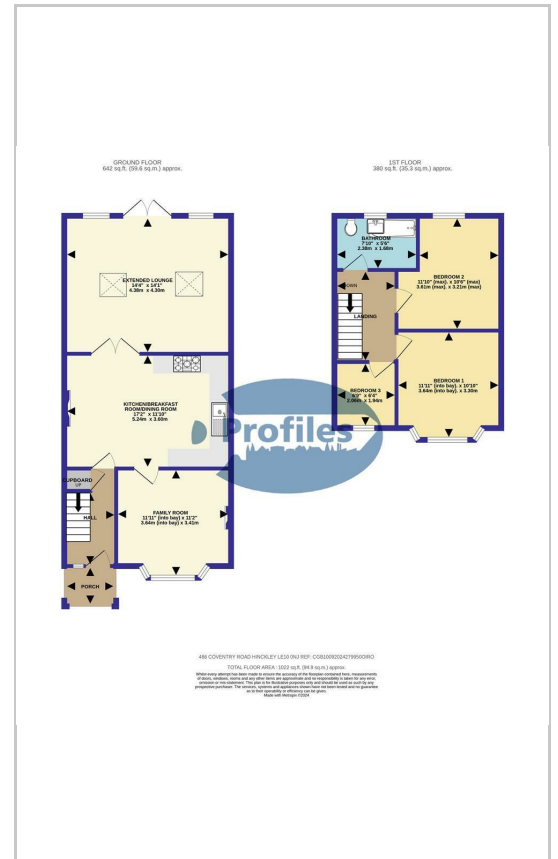
Front garden with driveway and parking for several cars.

Enclosed southerly facing rear garden some 100' in length. feature decking, established lawn, patio, water tap, security light and side gated access.

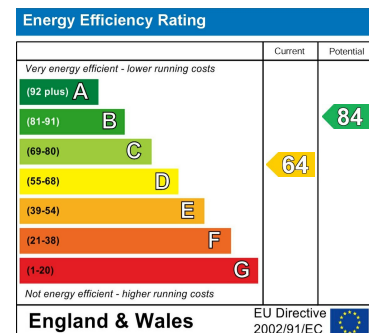
Area Map



Floor Plans



Energy Efficiency Graph



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