



23 Sansome Drive

, Hinckley, LE10 0YJ

Offers In The Region Of £250,000



A tastefully decorated, excellently presented, modern 3 bedroom, 2 bathroom midtown house, constructed in 2014 by the renowned Taylor Wimpey in the 'Carrick' design. The property is located within the popular and sought after 'Waters Edge Development' of quality homes. Additional benefits of gas central heating (condensing combination boiler), PVCu double glazing, allocated car parking space, well presented gardens, home office, bedroom 1 with ensuite shower, guest cloakroom, luxury fitted kitchen, spacious lounge/ dining room, modern bathroom with shower and intruder alarm.

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

VIEWING ESSENTIAL.



Profiles Estate Agents



Profiles Estate Agents



Profiles Estate Agents

Canopy porch.

Outside light point.

Reception hall. 10'10" x 7'1" (3.31 x 2.16)

Staircase with spindle balustrade, radiator, obscure double glazed composite door and mains smoke alarm.

Guest cloakroom (front). 6'11" x 3'2" (2.12 x 0.99)

Suite in white, low flush wc, wash hand basin, radiator and obscure PVCu double glazed window..

Modern fitted kitchen (front). 10'9" x 8'9". (3.30 x 2.68.)

11/2 bowl stainless steel sink, range of attractive base and wall units (5 base and 7 wall) finished in high gloss in white, associated work surfaces, integrated fridge freezer, split level gas hob, electric (fan assisted) oven, extractor hood (ducted), plumbing for a washing machine, PVCu double glazed window, radiator and a wall mounted (fan assisted) gas fired condensing combination boiler (Ideal Logic ES35 combi),

Spacious lounge / dining room (rear). 16'3" x 13'9". (4.97 x 4.20.)

Twin PVCu double glazed french doors, PVCu double glazed window, radiator, laminate floor and fitted cupboard.

First floor landing. 11'6" x 6'7". (3.51 x 2.02.)

Linen cupboard, mains smoke alarm, radiator and roof void access hatch.

Bedroom 1 (rear). 10'4" x 9'4". (3.15 x 2.85.)

PVCu double glazed window, radiator and fitted luxury triple wardrobes finished in high gloss graphite.

En-suite shower (side). 6'8" max) x 4'5". (2.05 max) x 1.36.)

Suite in white, fitted fully tiled shower cubicle with an electric shower, wash hand basin in vanity unit, low flush wc, laminate floor, extractor fan and ladder style radiator.

Bedroom 2 (front). 10'4" x 9'4". (3.15 x 2.85.)

PVCu double glazed window, radiator and fitted double wardrobe finish in high gloss white.

Bedroom 3 (rear). 6'10" x 6'9". (2.10 x 2.07.)

PVCu double glazed window, tiled floor and radiator.

Moden bathroom (front). 7'2" x 6'10". (2.20 x 2.09.)

Full suite in white, panel bath with mixer shower, rainfall shower head and side glazed screen, low flush wc, wash hand basin, laminate floor, obscure PVCu double glazed window, ladder style radiator and wall cabinet finished in high gloss white.

Outside.

Front garden with mature shrubs..

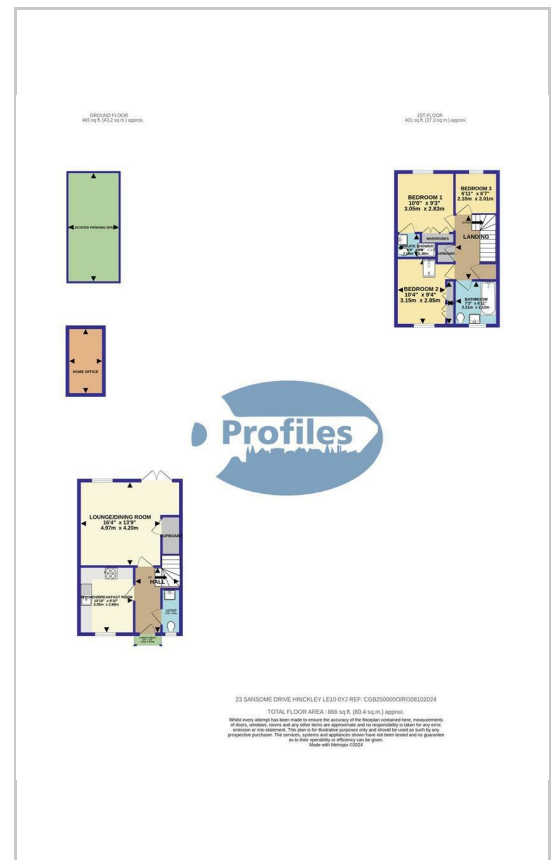
Enclosed rear garden with lawns, paved patio, garden shed, rear gate and home office with PVCu double glazed windows, twin PVCu double french doors, power and light,

Allocated rear car parking space.

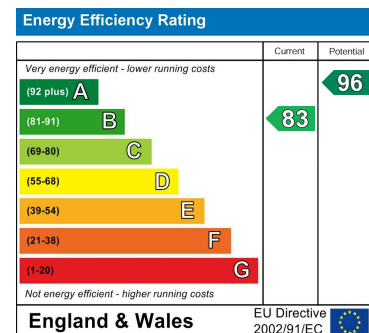
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.