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407 Coventry Road

, Hinckley, LE10 0NF

Offers Over £320,000



An impressive, well appointed, extended, 4 bedroom, traditional style family semi detached house. The property has the additional benefits of gas central heating (condensing combination boiler), PVCu double glazing (A rated acoustic laminate), 2 reception rooms, extended kitchen, guest cloakroom, luxury bathroom, conservatory, 2 reception rooms, luxury bathroom, landscaped established rear garden some 100', home office/ family room, 6 car block paved driveway, workshop and PVCu fascia and soffit etc.

The property is conveniently located close to all local amenities, whilst being accessible for commuting to all majority road links, such as the A5, M69, M1 and M6.

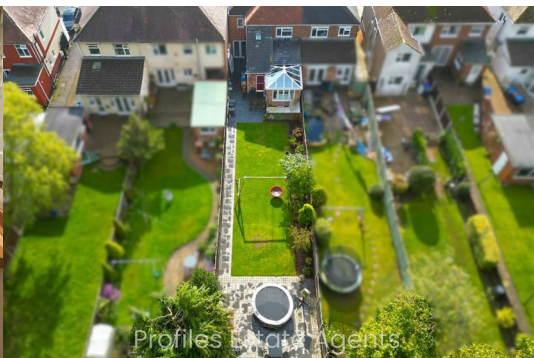
VIEWING ESSENTIAL.



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Recessed porch. 5'4" x 1'1". (1.65 x 0.35.)

Reception hall. 13'0" x 5'8". (3.98 x 1.74.)

Obscure double glazed composite door, tiled floor, understairs cupboard, staircase with spindle balustrade and radiator.

Guest cloakroom. 4'3" x 2'5". (1.30 x 0.74.)

Suite in white, wash hand basin, low flush wc, extractor fan and tiled floor.

Modern 'shaker style' extended kitchen (side). 13'5" x 6'3". (4.10 x 1.91.)

Stainless steel sink, range of attractive base and wall units (10 base and 1 wall) finished in soft cream, associated work surfaces, fitted dish washer, split level ceramic hob, electric (fan assisted) oven, integral microwave, extractor hood (ducted), laminate floor, ceramic wall tiling and PVCu double glazed window,

Utility Room (rear). 6'5" x 6'3". (1.96 x 1.91.)

Range of base and wall units (2 base and 1 wall) finished in soft cream, contrasting work surfaces, composite double glazed stable door, laminate floor, and a wall mounted fan assisted gas fired condensing combination boiler (Baxi |Platinum 33 c ErP).

Consrvatory (rear). 11'0" x 9'0". (3.36 x 2.75.)

Ultra framed living roof double glazed glass roof (self cleaning), PVCu double glazed windows, twin PVCu double glazed french doors and laminate floor.

First floor landing. 12'6" (max) x 6'11"(max). (3.82 (max) x 2.11(max).)

PVCu double glazed window, linen cupboard, smoke alarm and roof void access.

Bedroom 1 (front). 12'11" (into bay) x 11'0". (3.96 (into bay) x 3.37.)

Walk in PVCu double glazed bay window and radiator.

Bedroom 2 (rear). 10'6" x 10'2". (3.22 x 3.10.)

PVCu double glazed window, radiator and picture rail.

Bedroom 3 (front). 11'10" x 5'2". (3.63 x 1.60.)

PVCu double glazed window and radiator.

Bedroom 4 (front). 8'11" x 6'0". (2.72 x 1.85.)

PVCu double glazed window, radiator, fitted double wardrobe and captains bed with integral base units.

Luxury bathroom (rear). 12'0" x 6'6". (3.68 x 1.99.)

Full suite in white, panel bath with a chrome mixer shower, wash hand basin, low flush wc, fitted separate corner shower cubicle with mixer shower, attractive wall panelling, radiator and double glazed velux roof light.

Outside.

Deep front garden with block paved driveway and parking for upto msix cars.

Established landscaped rear garden some 100' in length with paved patio, lawn, water tap, external power point and security light.

Work shop /Garage 16'2" x 5'6" (max). (4.93 x 1.68 (max).)

Twin composite front doors and twin PVCu double glazed rear french doors.

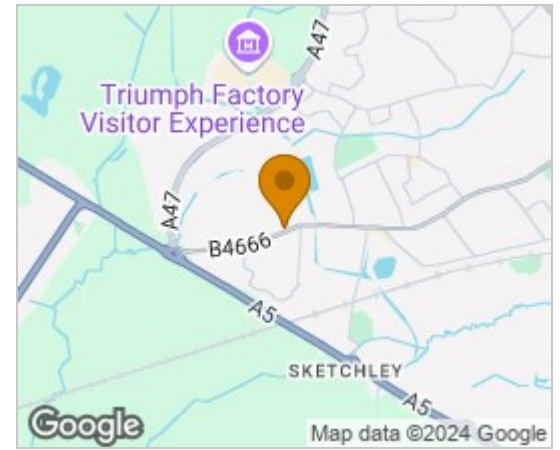
Home office/ play room. 20'6" x 12'2". (6.26 x 3.73.)

Home office (3.37 x 2.26).

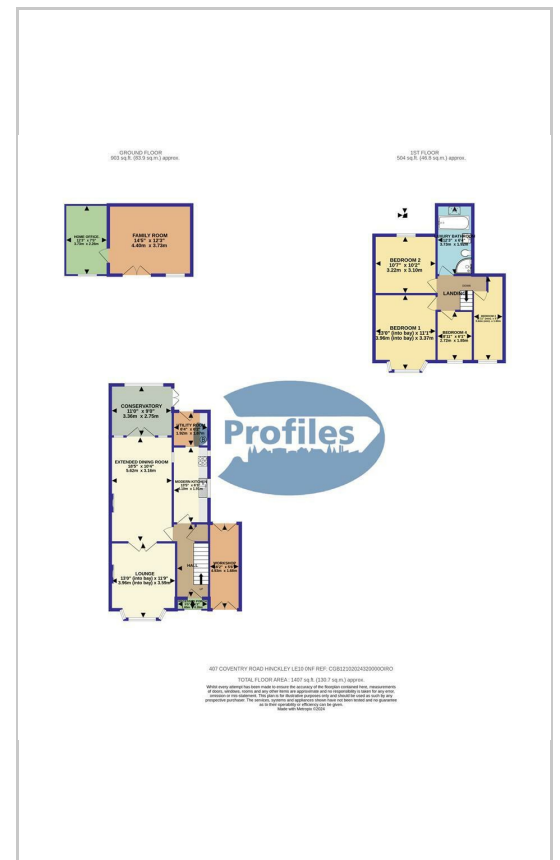
Playroom / family room (4.40 x 3.75) with twin PVCu double glazed french doors, PVCu double glazed window, power points and electric heater.

Construction: Brick block cavity surmounted by a duo pitched interlocking concrete tiled roof.

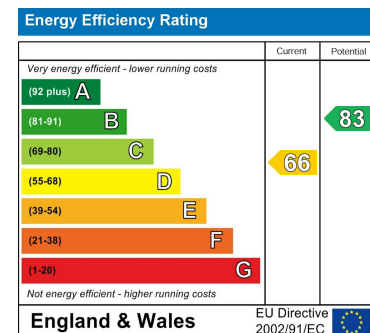
Area Map



Floor Plans



Energy Efficiency Graph



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