



3a Tudor Road

, Hinckley, LE10 0EF

Offers In The Region Of £310,000



A well appointed modern tastefully decorated three bedroomed family detached house, constructed in approximately 2003. The property has the additional benefits of PVCu double glazing, gas central heating (condensing combination boiler), three car driveway, picturesque enclosed rear garden.

Ideally located close to local amenities, including local schools, shops and public transport services, whilst being accessible for commuting to all major road links such as M1, M42, M6, M69 & A5.
VIEWING ESSENTIAL.



Reception hall 9'0" (max) x 5'9" (max) (2.75 (max) x 1.75 (max))

Easy tread staircase via a quarter landing to first floor, attractive tiled floor, under stairs cupboard, obscure PVCu double glazed door, radiator, PVCu double glazed window and smoke alarm.

Guest cloakroom 5'8" x 3'5" (1.73 x 1.03)

Wash hand basin and tiled splash back, low flush wc, obscure PVCu double glazed window, chrome ladder style radiator, down lights to ceiling, extractor fan and attractive tiled floor.

Modern breakfast kitchen (rear) 12'11" x 12'7" (3.94 x 3.83)

Stainless steel sink unit, range of attractive base and wall units, comprising of six base units and four wall units, associated work surfaces, wall mounted gas fired fan assisted condensing combination Worcester boiler, fitted washing machine, fitted dishwasher, five burner gas hob, electric fan assisted oven, extractor hood (ducted), ceramic wall tiling, attractive tiled floor, PVCu double glazed window and down lights to ceiling.

Spacious through lounge 23'5" x 12'2" (7.15 x 3.70)

Double glazed anodised aluminium bi folding doors, PVCu double glazed bay window, radiators, down lights to ceiling and attractive tiled floor.

First floor landing 12'11" (max) x 3'5" (max) (3.94 (max) x 1.05 (max))

Smoke alarm, down lights to ceiling, roof void access leading to partially boarded roof void via a retractable aluminium ladder, PVCu double glazed window and down lights to ceiling.

Bedroom 1 (front) 14'9" x 12'2" (4.50 x 3.70)

Laminate floor, PVCu double glazed window and radiator.

L shaped bedroom 2 (rear) 13'0" (max) x 7'11" (max) (3.95 (max) x 2.42 (max))

Laminate floor, PVCu double glazed window and radiator.

Bedroom 3 (rear) 12'2" x 8'8" (3.70 x 2.63)

PVCu double glazed window, radiator and laminate floor.

Fully tiled modern bathroom (front) 9'10" (max) x 7'1" (2.99 (max) x 2.17)

Full suite in white, panel bath with chrome mixer shower, pedestal wash hand basin, low flush wc, laminate tiled effect floor, ceramic wall tiling, obscure PVCu double glazed window, radiator, extractor fan and down lights to ceiling.

Outside

Enclosed secluded landscaped picturesque rear garden with established lawn, decking, pergola, water tap, shrubs and bushes and side gated access.

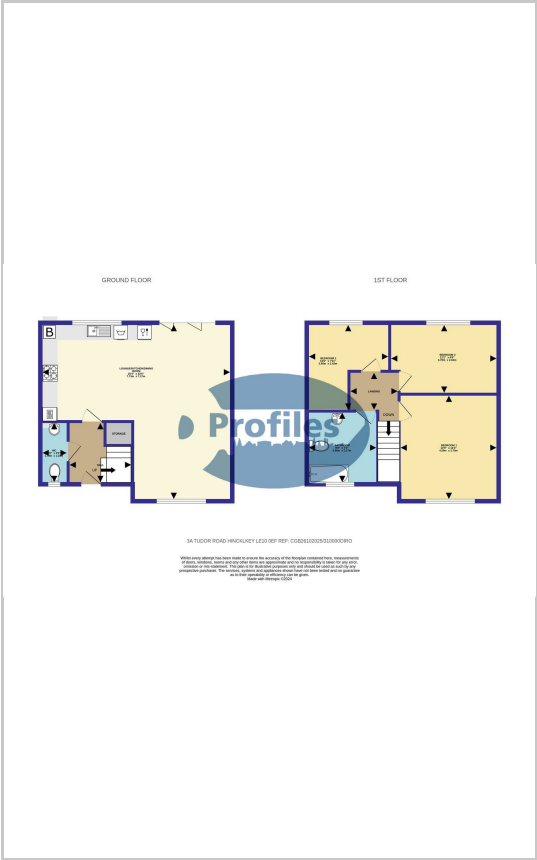
Garden shed with power and light.

Low maintenance front garden with three car driveway.

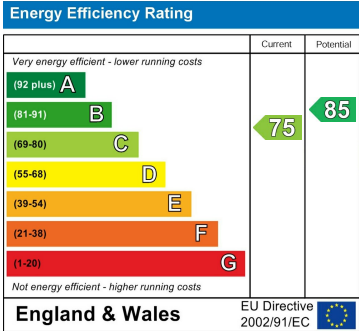
Area Map



Floor Plans



Energy Efficiency Graph



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