



Profiles Estate Agents

7 Lundy Close

, Hinckley, LE10 0SS

£268,000



A spacious, well appointed, extended 3 bedroom family semi detached house. Additional benefits of gas central heating (condensing combination boiler), PVCu double glazed, attractive through lounge, extended dining room, bathroom with shower, cavity wall insulation, carport, garage, 3 car driveway, additional secure parking for a further 2 cars, PVC fascia and soffit boards and enclosed rear garden,

The property is located in a popular and sought after location at the head of a quiet cul-de-sac, close to all local amenities, to include local shops, schools and regular public transport services. The property is ideally located for commuting to all major road links, such as the A5, M69, M1 and M6.

MUST BE VIEWED.



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Fully enclosed porch. 8'0" x 1'10". (2.45 x 0.56.)
Obscure PVCu double glazed door.

Reception hall. 7'10" x 6'0". (2.39 x 1.83.)
Understairs cupboard (ideal for converting into a downstairs cloakroom), staircase to first floor, fitted cupboard, radiator, laminate floor and smoke detector.

Attractive lounge (front). 16'11" x 11'2". (5.16 x 3.42.)
Feature live gas fire in a rustic brick surround with raised tiled hearth, coving, radiator and PVCu double glazed walkin bay window

Extended dining room (rear). 16'5" x 8'9". (5.01 x 2.69.)
Twin PVCu double glazed french doors, feature archway, laminate floor, radiator and coving.

Modern kitchen (rear). 10'8" (max) x 8'3" (max). (3.27 (max) x 2.52 (max).)
Stainless steel sink unit, range of base and wall units (6 base and 4 wall), associated work surfaces, walk in pantry, ceramic tiled flor, plumbing for a washing machine, obscure PVCu double glazed side door and coving.

First floor landing. 8'3" x 7'1". (2.52 x 2.18.)
PVCu double glazed side window, roof void access and smoke detector.

Bedroom 1 (rear). 12'4" x 11'1". (3.77 x 3.38.)
PVCu double glazed window, radiator, fitted double wardrobe inclusive of wall mounted gas fired condensing combination boiler (Ideal Logic Combi 30) and coving

Bedroom 2 (front). 11'2" x 9'10". (3.41 x 3.01.)
PVCu double glazed window and radiator.

Berdroom 3 (front). 8'0" x 7'1". (2.44 x 2.17.)
PVCu double glazed window and radiator.

Modern bathroom (rear). Fully tiled. 7'0" x 5'11". (2.15 x 1.81.)
Full suite in white, panel bath with mixer shower, wash hand basin, low flush wc, radiator and obscure PVCu double glazed window.

Outside.
Front garden with a 3 car driveway.

Enclosed rear garden with lawn, paved patio and water tap.

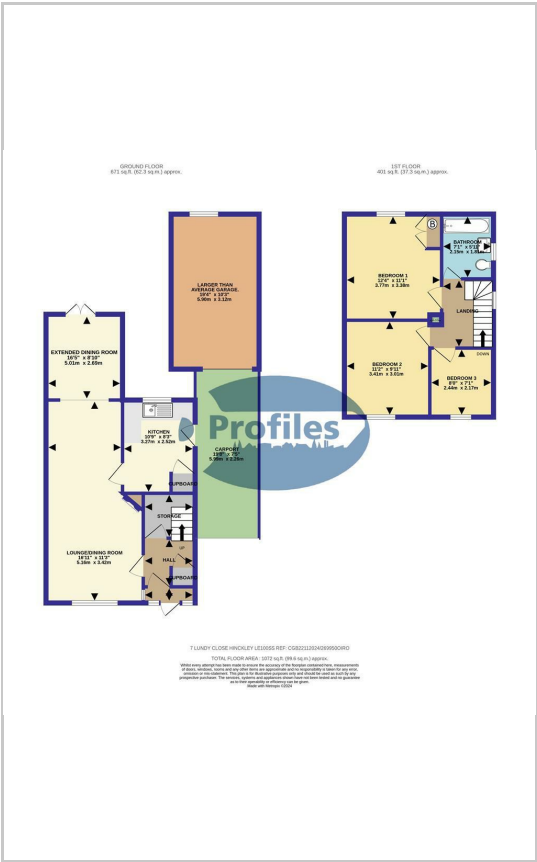
Carport. 19'5" x 7'4". (5.92 x 2.26.)

Detached garage. 19'4" x 10'2". (5.90 x 3.12.)
Up and over door, rear window, light and power points.

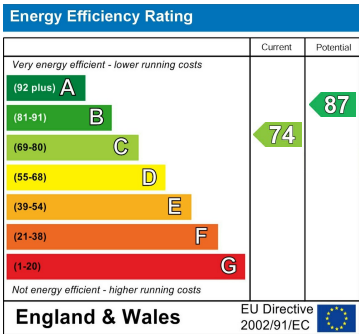
Area Map



Floor Plans



Energy Efficiency Graph



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