



Profiles Estate Agents

18 Elizabeth Road

, Hinckley, LE10 0QY

Offers Over £390,000



An impressive 4 bedroom, 2 bathroom, extended semi detached house ideally located in a popular and sought after location. The property has been maintained to the highest standard and immaculately presented throughout. Additional benefits, of gas central heating (condensing combination boiler), double glazed, bedroom 1 with en-suite shower, luxury bathroom with separate shower, extended breakfast kitchen, attractive through lounge, larger than average garage, landscaped rear garden some 90' in length, intruder alarm and block paved driveway.

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

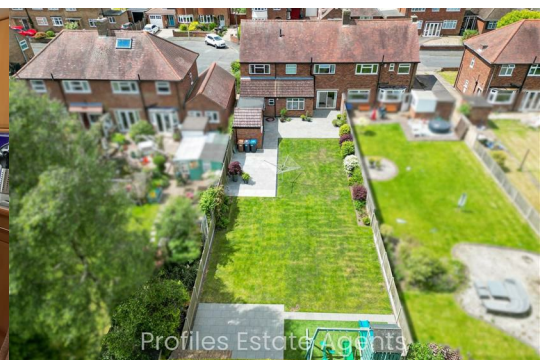
VIEWING ESSENTIAL.



Profiles Estate Agents



Profiles Estate Agents



Profiles Estate Agents

Reception hall. 11'2" x 7'1" (3.42 x 2.16)

Easy trad staircase with spindle balustrade leading to the first floor via quarter landing, radiator, coving, obscure double glazed composite door and double glazed window.

Spacious through lounge. 23'1" (into bay) x 10'8". (7.05 (into bay) x 3.26.)

Walkin double glazed bay window, double glazed patio doors, feature live gas fire with raised marble hearth, radiators and coving.

Extended breakfast kitchen (rear). 19'9" x 11'1". (6.02 x 3.38.)

Stainless steel sink unit, range of attractive base and wall units (8 base and 11 wall, 2 wall units with glazed displays), 3 tall cupboards, associated work surfaces, split level gas hob, electric fan assisted oven, extractor hood (ducted), ceramic tiled floor, archway, double glazed window, radiator and walk in pantry with a ceramic tiled floor.

Guest cloakroom. 5'3" x 4'11". (1.61 x 1.50.)

Suite in white, wash hand basin, low flush wc with concealed cistern, obscure double glazed window, mirrored wall cabinet, ladder style radiator, extractor fan and karndeian floor.

L shaped utility room. 9'1" (max) x 8'6" (max). (2.79 (max) x 2.60 (max).)

Double glazed window, karndeian floor, plumbing for a washing machine, tumble dryer vent, coving, ceramic tiling, downlights to the ceiling and door to the garage.

First floor landing. 15'11" (max) x 6'1" (max). (4.86 (max) x 1.87 (max).)

Linen cupboard with a wall mounted fan assisted gas fired condensing combination boiler (Vaillant Eco Fit Plus), mains smoke alarm, roof void access with a retractable aluminium ladder.

Bedroom 1 (rear). 16'6" (max) x 10'5" (max). (5.05 (max) x 3.19 (max).)

Fitted luxury double wardrobes with full length doors finished in high gloss soft cream, double glazed window, radiator and coving.

En-suite shower room (rear). 8'9" (max) x 7'0" (max). (2.67 (max) x 2.15 (max).)

Suite in white, walkin infinity shower, with mixer shower and side glazed sliding door, low flush wc with concealed cistern, wash hand basin in vanity unit with 2 base doors, downlights to the ceiling, chrome ladder style radiator, LVT floor covering and obscure double glazed window.

Beroom 2 (front). 10'8" x 10'5". (3.26 x 3.20.)

Double glazed window, radiator, coving and fitted triple wardrobe with full length mirrored door.

Bedroom 3 (front). 11'1" x 10'0". (3.38 x 3.07.)

Double glazed window, radiator and coving.

Bedroom 4 (rear). 11'1" (max) x 10'4" (max). (3.39 (max) x 3.17 (max).)

Double glazed window, radiator, coving and fitted triple wardrobes with full length sliding mirrored doors.

Luxury bathroom (front). 10'11" (max) x 7'3" (max). (3.33 (max) x 2.22 (max).)

Full suite in white, panel bath, wash hand basin in vanity unit with twin base doors, low flush wc with concealed cistern, fitted separate shower cubicle with glazed screen and electric shower, chrome ladder style radiator, downlights to the ceiling, obscure double glazed window, fitted cupboard and LVT floor.

Outside

Front garden with block paved driveway.

Enclosed landscaped rear garden some 90' in length, with established lawn, paved patio, water tap and security lighting,
Brick outhouse 2.0 x 2.3 with PVCu window and door.

Larger than average garage. 17'6" 11'5". (5.34 3.50.)

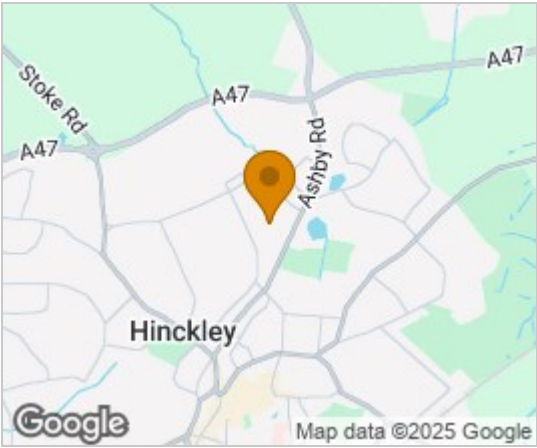
Electric roller shutter door, light, power points and access to the rear covered lobby area.

Rear covered canopy 13'1" x 9'6" (4.00 x 2.92)

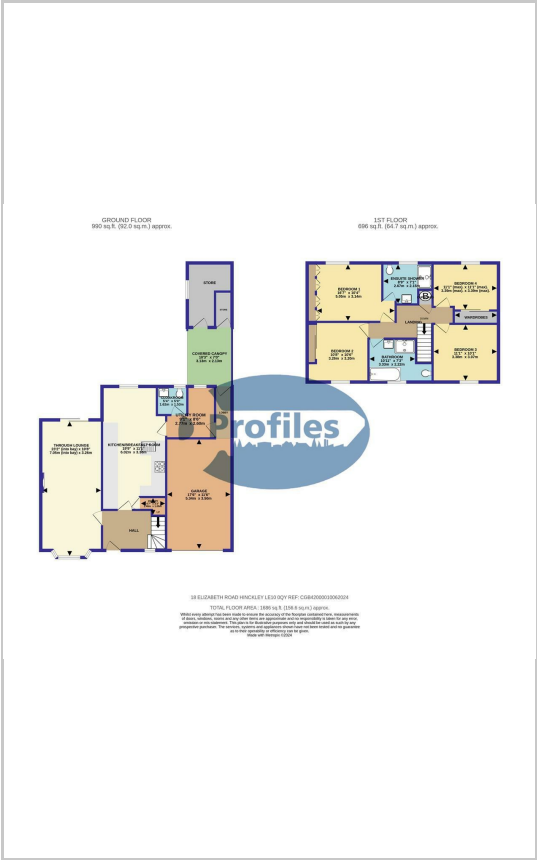
Brick store 1.92 x 0.9

Brick store 3.60 (max) x 2.44 (max).

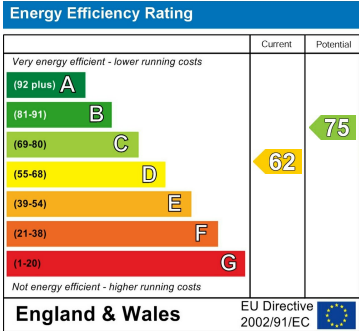
Area Map



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 firms employment has the authority to make or give any representation or warranty in respect of the property.