



# 526 Coventry Road

, Hinckley, LE10 0NJ

Offers Over £317,000



An immaculately presented, extended 3 bedroom, semi detached house with a self contained granny annex. The property has the additional benefit of gas central heating (condensing boiler), PVCu double glazing, 2 reception rooms, spacious breakfast kitchen, 3 bathrooms, full insulated home office, driveway with parking for 4 cars, established rear garden, and spacious breakfast kitchen etc.

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

VIEWING ESSENTIAL.



Fully enclosed porch. 5'4" x 5'1". (1.63 x 1.56.)

Ceramic tiled floor and obscure double glazed side windows,

Reception hall. 9'8" x 5'4". (2.97 x 1.63.)

Staircase with spindle balustrade, radiator, obscure PVCu double glazed side window and smoke alarm.

Modern breakfast kitchen (side). 20'0" x 6'5". (6.10 x 1.96.)

11/2 stainless steel unit, range of attractive base and wall units (6 base, tall cupboard and 6 wall) finished in soft cream, contracting work surfaces, a wall mounted gas (fanassoted) Baxi Duo Tec 28 combi ErP)., twin PVCu double glazed side windows, heat alarm, plumbing for a washing machine, radiator, downlights to the ceiling and coving.

Attractive lounge (front). 12'7" (into bay) x 10'5". (3.84 (into bay) x 3.19.)

Walkin PVCu double glazed bay window, radiator, coving and smoke alarm.

Spacious dining room (rear). 12'3" x 10'5". (3.74 x 3.19.)

Laminate floor, radiator and coving.

Bedroom 3 (rear) / Granny annex. 14'6" x 9'3" (4.42 x 2.84)

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

Ensuite Bathroom (rear). Fully tiled. 6'11" x 6'0". (2.12 x 1.84.)

PVCu double glazed window, full suite in white, 'p shaped' panel bath with an electric shower and glazed side screen, wash hand basin, low flush wc, radiator and ceramic tiled floor.

First floor landing. 7'3" (max) x 6'6" (max). (2.23 (max) x 1.99 (max).)

Radiator, smoke alarm, coving, roof void access and smoke alarm.

Bedroom 1 (front). 12'7" (into bay) x 11'8" (min). (3.84 (into bay) x 3.56 (min).)

Walk In double glazed bay window, radiators, fitted twin double wardrobes aqnd fitted shower cubicle with an electric shower.

En suite (front). 6'1" (max) x 5'7" (max). (1.87 (max) x 1.72 (max).)

Wash hand basin, low flush wc, obscure double glazed window, radiator and downlights to the ceiling.

Bedroom 2 (rear). 12'2" x 11'6". (3.71 x 3.52.)

PVCu double glazed window, fitted double wardrobe, radiator and coving.

En suite bathroom (rear). 7'7" x 6'4". (2.32 x 1.94.)

Full suite in white, 'p shaped' bath with an electric shower and side screen, wash hand basin, low flush wc. obscure PVCu double glazed window, LVT floor covering, radiator and downlights to the ceiling.

Outside.

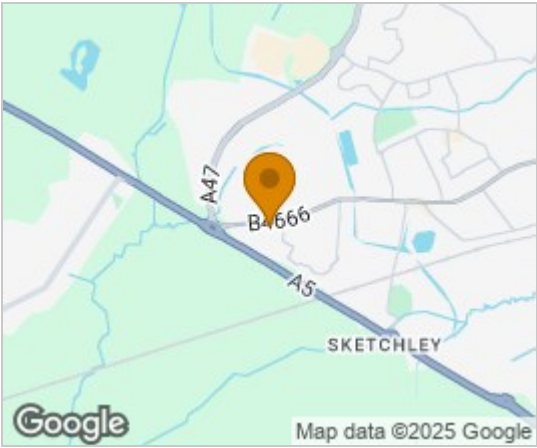
Front garden double width driveway with parking for four cars.

Enclosed low maintenance rear garden some 90' in length, artificial lawn, mature shrubs and patio.

Home office. 12'0" x 7'4". (3.68 x 2.26.)

Obscure PVCu window and door, fully insulated with light and power points.

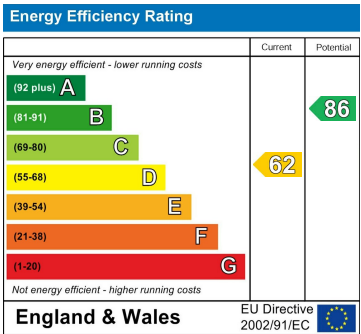
Area Map



Floor Plans



Energy Efficiency Graph



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