



9 Hadrian Close

, Hinckley, LE10 0NL

Offers In The Region Of £345,000



NO CHAIN. A tastefully decorated extended three bedroomed family detached house occupying a larger than average position at the head of a quiet cul de sac. The property has been maintained to the highest standard throughout and has the benefit of gas central heating (condensing boiler), PVCu double glazing, attractive lounge, luxury fitted breakfast kitchen/dining room, study/office, utility room, full width conservatory, guest cloakroom, bedroom 1 with en suite shower, modern bathroom with shower, secluded rear garden, deep front garden with parking for several cars and garage.

The property is ideally located close to all local amenities and within easy commuting distance of all major road links such as the A5, M69, M1 and M6. MUST BE VIEWED.



Reception Hall 18'2" x 6'7" (5.56 x 2.03)

Having amtico tiled floor, spindle balustrade staircase, feature archway, understairs cupboard and radiator.

Guest Cloakroom 5'3" x 2'9" (1.61 x 0.84)

Having suite in white comprising of wash hand basin, low level flush wc, radiator, obscure PVCu window.

Attractive Lounge (front) 16'1" x 11'1" (4.91 x 3.38)

Having walk in leaded UPVC double glazed bay window, radiator and coving.

Luxury Fitted Modern Breakfast Kitchen/Dining Room 18'2" x 8'6" (5.55 x 2.60)

Having stainless steel sink unit, range of base and wall units finished in high gloss white, ten base units (including pan drawers) and four wall units, associated work surfaces with upstands, polished porcelain floor, split level five burner gas hob, electric fan assisted oven, extractor hood, fitted dishwasher, fitted washing machine, radiator, wine chiller, downlights to ceiling, feature square archway.

Conservatory (rear) 16'6" x 11'6" (5.03 x 3.52)

Having ladder style radiator, polished porcelain tiled floor, UPVC double glazed french doors, UPVC double glazed windows, double glazed polycarbonate roof.

Study/Office (rear) 10'6" max x 6'2" (3.22 max x 1.89)

Having twin UPVC double glazed french doors, UPVC double glazed french windows.

Utlity Room 6'9" x 6'3" (2.06 x 1.91)

Having laminate floor, obscure double glazed side window.

First Floor

Landing 6'8" x 5'6" (2.05 x 1.69)

Having UPVC double glazed side window and rood void access hatch.

Bedroom 1 (front) 13'1" (into bay) x 11'1" (max) (4.01 (into bay) x 3.38 (max))

Having UPVC double glazed window, radiator.

En Suite Shower (side) 8'0" (max x 3'11" (max) (2.46 (max x 1.20 (max))

Having suite in white comprising of fitted shower cubicle with mixer shower, wash hand basin, low level flush wc, radiator, ceramic tiled floor, extractor fan.

Bedroom 2 (rear) 11'3" (max) x 11'1" (max) (3.43 (max) x 3.38 (max))

Having UPVC double glazed window, radiator.

Bedroom 3 (rear) 8'5" x 6'10" (2.58 x 2.10)

Having UPVC double glazed window and radiator.

Modern Bathroom (front) 8'9" x 6'7" (2.69 x 2.01)

Having full suite in white comprising of panelled bath with mixer shower, wasb hand basin, low level flush wc, radiator, ceramic wall tiling, obscure UPVC double glazed window.

Outside

Secluded Rear Garden

Having paved patio.

Deep Front Garden (Low Maintenance)

Having twin wrought iron gates and parking for several cars.

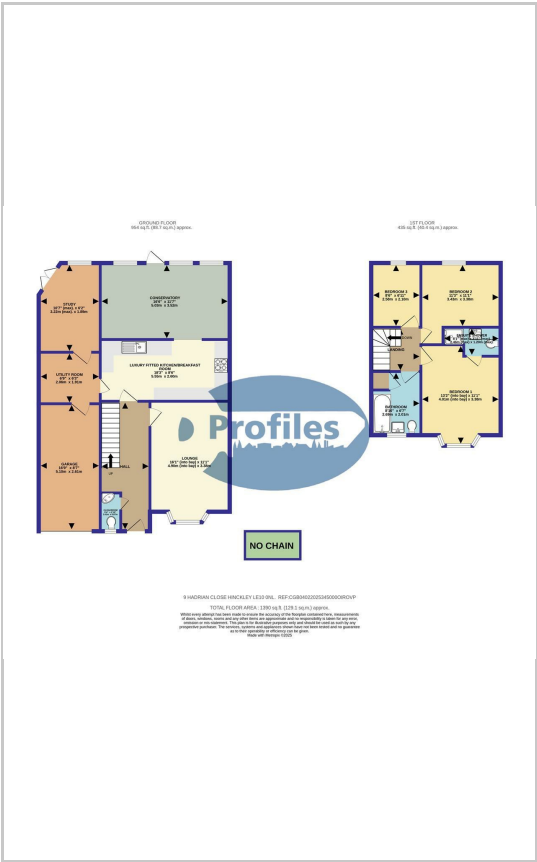
Garage 16'8" x 8'6" (5.10 x 2.61)

Having light, power, storage to roof, door to utility room and wall mounted condensing regular baxi boiler.

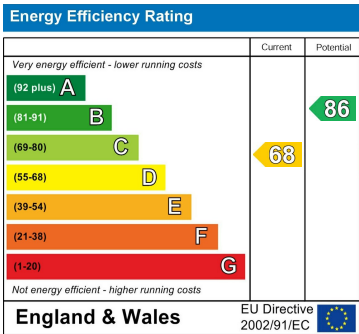
Area Map



Floor Plans



Energy Efficiency Graph



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