



Profiles Estate Agents

7 Island Close

, Hinckley, LE10 1LN

Offers In The Region Of £495,000



An immaculately presented, bespoke designed, detached bungalow, occupying a secluded position and set behind a deep fore garden with established rear and side gardens. The property is located in one of Hinckley's most sought after locations, close to all local amenities, whilst being accessible for commuting to all major road links, such as the A5, M69, M1 and M6.

Additional benefits of gas central heating, double glazing, 2 bedrooms, study, 2 bathrooms, breakfast kitchen, utility room, through lounge, full width conservatory, garage, 4 car driveway and intruder alarm.

MUST BE VIEWED.



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Fully enclosed porch 5'9" (max) x 5'3" (max) (1.76 (max) x 1.61 (max))

Obscure double glazed door and side window.

Reception hall

Laminate floor and radiator.

Spacious through lounge/dining room 24'9" (max) x 13'1" (max) (7.55 (max) x 4.00 (max))

Double glazed bay window, radiators, double glazed glazed sliding patio doors, feature live gas fire in attractive surround with raised hearth and coving,

Modern breakfast kitchen (rear) 'Shaker style' 9'10" x 9'5" (3.02 x 2.88)

Feature composite sink, range of base and wall units (8 base and 3 wall inclusive of larder and corner carousel), under lighting, finished in soft cream, associated work surfacers, laminate floor, fitted dishwasher, split level 5 burner gas hob, electric (fan assisted) oven, extractor hood (ducted), under lighting, double glazed window, down lights to the ceiling.

Utility room (rear) 10'1" (max) x 8'5" (max) (3.08 (max) x 2.58 (max))

Obscure double glazed stable door, stainless steel sink, 2 base units finished in soft cream, associated work surfaces, radiator, double glazed window, laminate floor, extractor fan, down lights to the ceiling and a wall mounted gas fired condensing boiler (Worcester Comfort11r)

Conservatory (rear) 17'9" x 10'4" (5.42 x 3.16)

Twin double glazed french doors, double glazed windows, radiator and 1 wall light point.

Bedroom 1 (rear) 15'5" x 13'7" (max) (4.70 x 4.15 (max))

Double glazed window, radiator, coving, down lights to the ceiling, fitted luxury twin double wardrobes, base drawers, fitted dressing table and twin bed base drawers,

En suite shower room 10'1" (max) x 3'9" (3.08 (max) x 1.16)

Suite in white, fitted double shower cubicle with an electric shower, wash hand basin in vanity unit, low flush wc, radiator, double glazed velux roof light, shaver point, extractor fan, down lights to the ceiling and shaver point.

Bedroom 2 (rear) 10'2" x 9'5" (3.12 x 2.89)

Double glazed window, radiator and coving.

Modern shower room 10'2" (max) x 6'10" (max) (3.10 (max) x 2.10 (max))

Fitted shower cubicle, wash hand basin, low flush wc and radiator,

Study / office (side) 9'0" x 8'10" (2.75 x 2.71)

Double glazed window and radiator,

Outside

Deep fore garden with parking for several cars.
Enclosed rear garden, with established lawn, paved patio, corner decking and herbaceous borders.
Side lawned garden

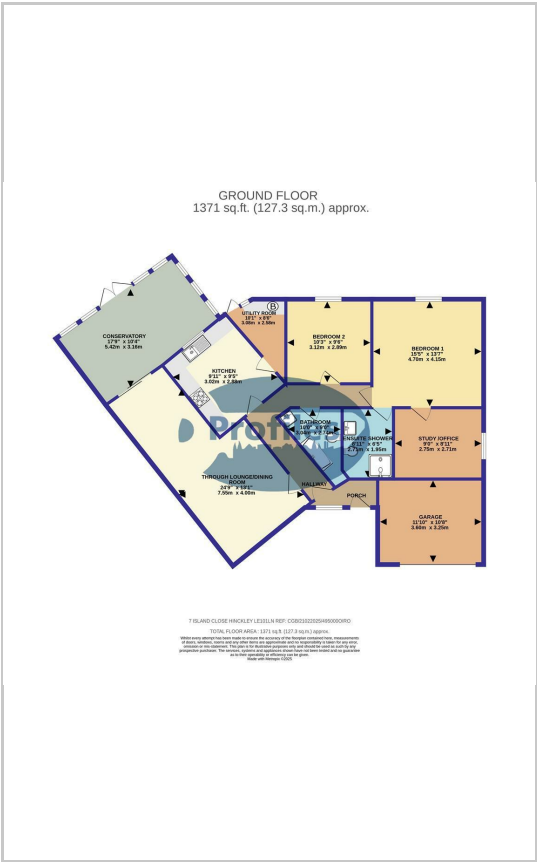
Garage 11'10" x 10'7" (3.61 x 3.25)

Roller shutter electric door.

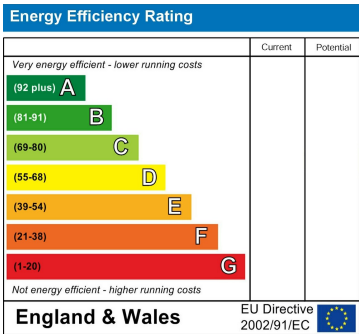
Area Map



Floor Plans



Energy Efficiency Graph



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