



Profiles Estate Agents

23 Strathmore Road

, Hinckley, LE10 0LW

Offers In The Region Of £225,000



A show house standard fully modernised three bedroomed traditional style semi detached house having the benefit of gas central heating (condensing combination boiler), PVCU double glazed, luxury bathroom with shower, modern fully fitted shaker style kitchen/breakfast room, established rear garden, potential off road parking. PVCU fascia and soffits, NO CHAIN.

The property is ideally located close to all local amenities and accessible for commuting to all major roads links such as the A5, M69, M1 and M6. MUST BE VIEWED.



Profiles Estate Agents



Profiles Estate Agents



Profiles Estate Agents

Reception Hall 3'9" x 3'8" (1.16 x 1.13)

Having obscure UPVC double glazed door, radiator, mains smoke alarm, staircase.

Lounge (front) 14'5" (into bay) x 12'2" (4.41 (into bay) x 3.73)

Having understairs cupboard with wall mounted gas fired condensing combination boiler (main Eco compact), radiator.

Spacious Modern Fitted Breakfast Kitchen/Dining Ro 15'2" x 9'10" (4.64 x 3.01)

Having modern fitted Shaker style kitchen having range of base and wall units in Dove Grey with upstands, associated work surfaces, split level ceramic hob, electric fan assisted oven, extractor hood, ceramic wall tiling, Porcelain tiled floor, PVCu double glazed french doors, mains smoke alarm, downlights to ceiling.

First Floor

Landing 7'2" x 5'8" (2.20 x 1.74)

Having UPVC double glazed side window and mains smoke alarm.

Bedroom 1 (front) 12'11" (into bay) x 10'0" (3.94 (into bay) x 3.06)

Having walk in UPVC double glazed bay window, radiator.

Bedroom 2 (rear) 12'2" x 9'4" (3.72 x 2.86)

Having UPVC double glazed picture window, radiator.

Bedroom 3 (rear) 8'5" x 5'7" (2.57 x 1.72)

Having UPVC double glazed window and radiator.

Luxury Fully Tiled Modern Bathroom (side) 5'8" x 5'3" (1.74 x 1.62)

Having full suite in White comprising of panelled bath with chrome mixer shower, wash hand basin in vanity unit, low level flush wc, chrome ladder style radiator, ceramic tiled floor, UPVC double glazed side window.

Outside

Established Rear Garden Some 100ft in Length

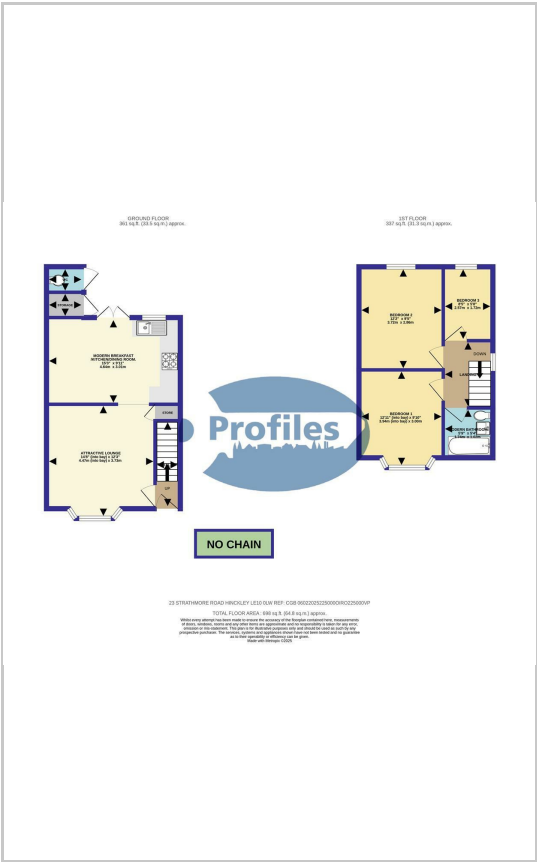
Having established lawn, paved patio, brick store, brick wc, side gated access.

Front Garden With Potential Off Road Parking

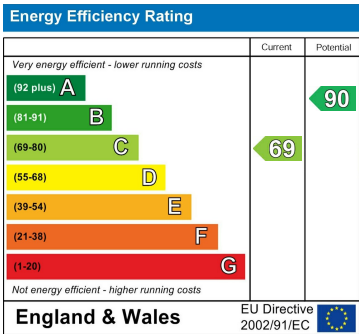
Area Map



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.