



87 Edward Street

, Hinckley, LE10 0DH

Offers In The Region Of £260,000



A immaculately presented well appointed, stunning, three bedroomed, traditional styled semi-detached house. The property ideally located in a popular location close to all local amenities and within walking distance of Hinckley town centre. Ideally located for commuting to all major road links, such as the A5. M69,M1 and M6.

The property has the benefit from open living family accommodation inclusive of a luxury fitted modern 'shaker style' kitchen with spacious intercommunication lounge / dining room, utility room/ guest cloakroom, modern bathroom with shower, UPVC double glazing, gas fired central heating via condensing combination boiler, driveway, further secure parking behind gates, detached garage and larger than average garden, some 120 ft in length.



Reception hall 12'10" 5'11". (3.92 1.82.)
Staircase with spindle balustrade, laminate floor, obscure UPVC double glazed door and adjacent obscure double glazed window and radiator.

Spacious open plan living. 24'7" (max) x 18'1" (max). (7.51 (max) x 5.52 (max).)
Through lounge /dining room.
Oak floor, double glazed patio doors, down lights to ceiling, feature wood burner with slate tiled hearth with wood mantel piece, feature ladder style radiators, PVCu double glazed patio doors, walk in PVCu double glazed bay window,

Luxury modern 'shaker style' fitted kitchen.
Feature porcelain sink, range of attractive base units finished navy blue, with contrasting solid oak work surfaces, fitted electric (fan assisted) oven, extractor hood, fitted dishwasher, oak floor and PVCu double glazed side window. Stand alone breakfast bar and integral base units and solid work surfaces finished in navy blue and integral fitted induction hob,

Utility room/Guest cloakroom (rear). 5'9" x 4'9", (1.77 x 1.46,)
Obscure PVCu double glazed window, wash hand basin in vanity unit with twin base doors and one wall unit finished in matt white, solid oak work surfaces, low flush wc, laminate floor, plumbing for washing machine and laminate floor.

First floor landing 9'1" (max) x 6'9" (max). (2.78 (max) x 2.07 (max).)
Roof void access, PVCu double glazed side window,

Bedroom 1 (rear) 13'1" x 11'8" (4.01 x 3.58)
PVCu double glazed picture window, fitted twin double wardrobes with wall cupboard bridging units and radiator.

Bedroom 2 (front) 13'3" (into bay) x 11'8" (4.05 (into bay) x 3.58)
PVCu double glazed walk in bay window, central heating radiator and coving.

Bedroom 3 (rear) 8'5" x 6'5". (2.58 x 1.97.)
Having airing cupboard off with wall mounted gas fired Vaillant combination boiler, PVCu double glazed window, radiator, oak floor, fitted cupboard with a wall mounted (fan assisted) gas fired condensing combination boiler (Zanussi Ultra 30).

Modern bathroom. Fully tiled. 6'0" x 5'11" (1.83 x 1.80)
Having full suite in white panelled bath with electric shower, wash hand basin, low flush w.c, obscure UPVC double glazed window, laminate floor, chrome ladder style heating radiator, down lights to ceiling and extractor fan..

Outside
Front garden with double wrought gates, two car driveway.

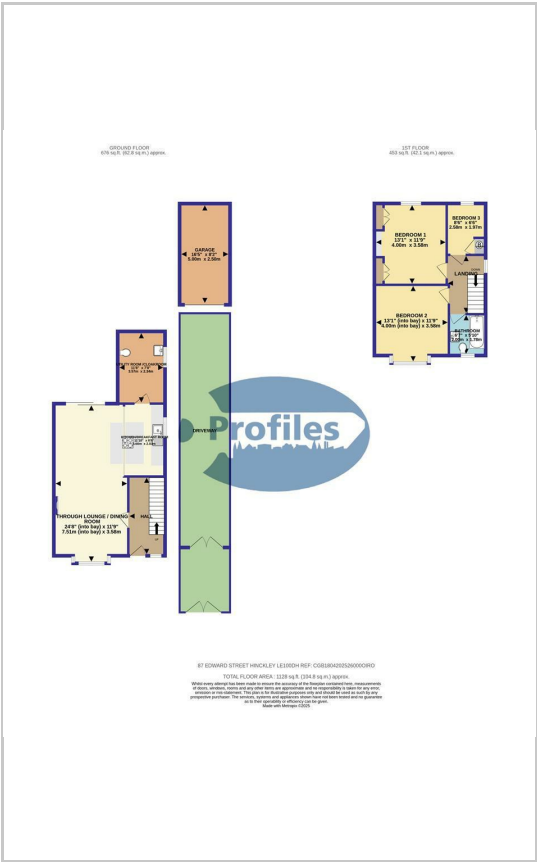
Enclosed rear garden some 120', with patio, lawn, green house, water tap, pond, side gated access pergolia Home office with internal connection and twin doors and windows to front and side,

Detached garage 16'8" x 8'2". (5.1 x 2.5.)
Having metal up and over door.

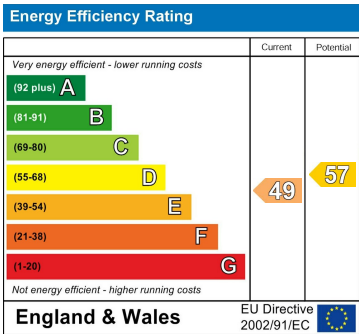
Area Map



Floor Plans



Energy Efficiency Graph



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