



## 428 Coventry Road

, Hinckley, LE10 0NH

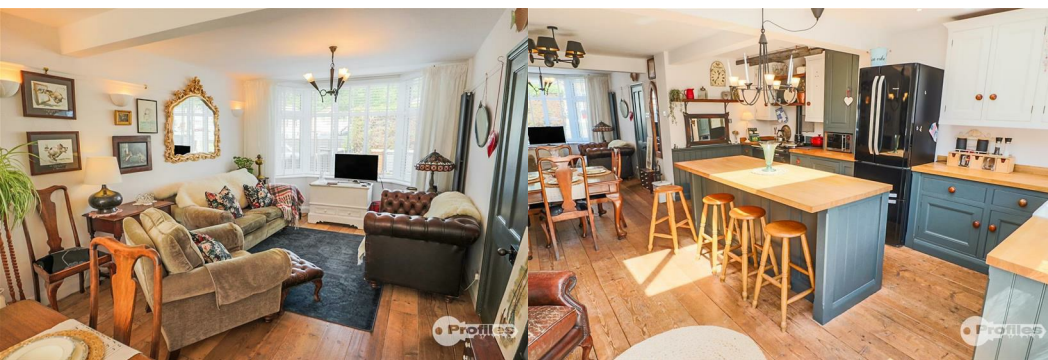
Offers In The Region Of £299,000



A immaculately presented, extended, traditional styled, 3 bedroom, semi-detached house having the benefit of open planning ground floor living, PVCu double glazing, gas fired central heating, open plan living kitchen/lounge/ dining room, luxury bathroom, internal wall insulation, detached garage, established southerly facing rear garden, garage and four car driveway,

All local amenities are available, including local schools, shops and regular public transport services. The property is accessible for commuting to all major road links, such as the A5, M69, M1 and M6

MUST BE VIEWED.  
NO CHAIN





Reception hall 13'6" (max) x 5'10". (4.12 (max) x 1.78.)

Solid wood floor, radiator, staircase with spindle balustrade, obscure PVCu double glazed side window door and PVC double glazed door.

Guest cloakroom. 5'8" x 3'4" (1.74 x 1.04)

Suite in white, wash hand basin in vanity unit, low flush wc with concealed cistern, obscure PVCu double glazed side window, chrome ladder style radiator, solid wood floor and downlights to the ceiling.

Spacious lounge/dining room/kitchen. 18'0" x 17'7". (5.51 x 5.38.)

Open plan living.

Modern fitted 'shaker' style kitchen with feature sink, range of attractive bespoke hand made in frame contrasting base and wall units finished in Farrow and Ball, (9 base and 3 wall), centre island with integral base units and breakfast bar, contrasting work surfaces, fitted dishwasher, solid wooden floors, wall mounted gas fired combination boiler, ladder style radiator, PVCu double glazed window, feature PVCu double glazed roof lantern, walkin PVCu double glazed front bay window, twin PVCu double glazed french doors and adjacent PVCu double glazed side windows,

First floor landing 6'0" x 5'9" (1.84 x 1.77)

PVCu obscure double glazed side window and roof void access.

Bedroom 1 (front) 11'11" (into bay) x 10'11". (3.65 (into bay) x 3.34.)

PVCu double glazed bay window, luxury two fitted luxury triple wardrobes, two double wardrobes, further 3/4 wardrobe with integral base unit and radiator..

Bedroom 2 (rear) 11'8" x 10'11" (3.58 x 3.34)

PVCu double glazed window and radiator.

Bedroom 3 (rear) 7'10" x 6'2" (2.41 x 1.88)

PVCu double glazed window and radiator,.

Luxury bathroom fully tiled (front). 6'0" x 5'9" (1.84 x 1.77)

Full suite in white, panelled bath with mixer shower and side glazed screen, wash hand basin in vanity unit with twin base doors, low flush w.c with concealed cistern, obscure PVCu double glazed window and radiator.

Outside

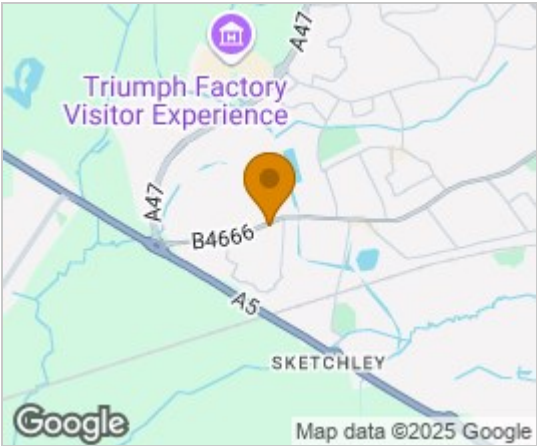
Deep front garden with four / five car block paved driveway.

Southerly facing established rear garden some 100' with lawn, patio area and side gated access.

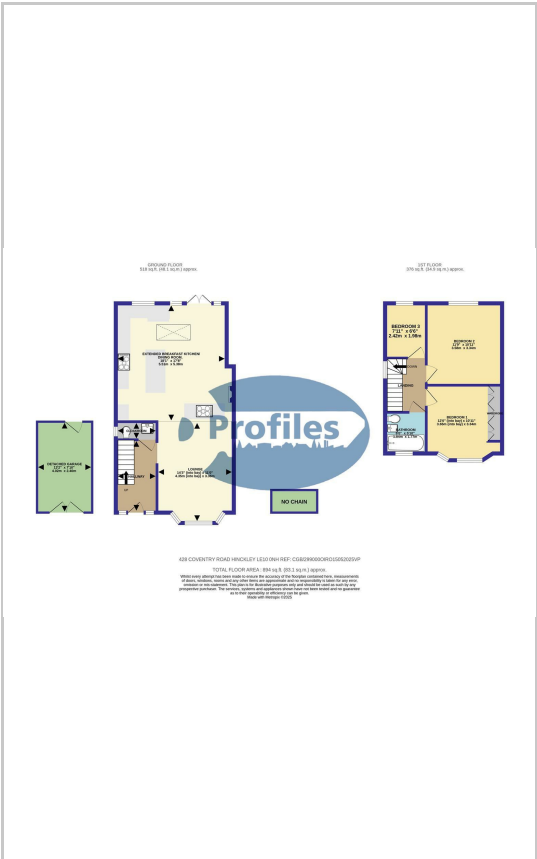
Detached garage 13'2" x 7'10" (4.02 x 2.40)

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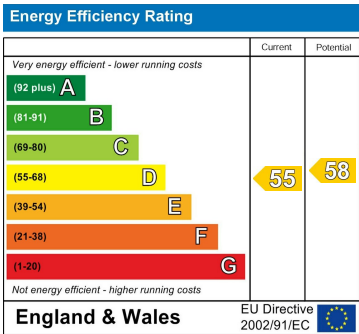
Area Map



Floor Plans



Energy Efficiency Graph



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