



15 Barrie Road

, Hinckley, LE10 0QU

Offers In The Region Of £240,000

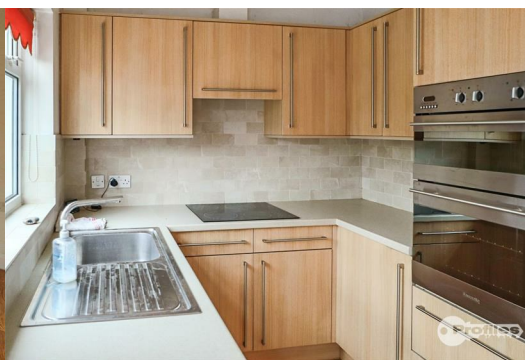


A traditional 3 bedroom semi detached house, the property has the benefit of gas central heating (condensing combination boiler), PVCu double glazed, vacant possession, 90' rear established garden, detached garage with private shared vehicle access, front garden with potential off road parking, modern shower rom, fitted kichen/dining room and spacious lounge.

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

MUST be viewed.

No Chain.



Reception Hall 13'1" x 5'11" (3.99 x 1.82)
Staircase with spindle balustrade, radiator, obscure PVCu double glazed door. obscure PVCu double glazed side window, understairs cupboard with obscure glazed window.

Lounge (front) 13'1" into bay x 10'10" (3.99 into bay x 3.31)
Walk in PVCu double glazed bay window, room sealed wood burner in rustic brick surround, laminate floor, radiator.

Attractive Dining Room (rear) 10'11" x 10'7" (3.34 x 3.24)
Laminate floor, double glazed patio doors, radioator.

Kitchen (rear) 7'8" x 6'0" (2.35 x 1.84)
PVCu double glazed window, stainless steel sink unit, range of base and wall units comprising of six base, four wall units, split level ceramic hob, electric double fan assisted oven, extractor hood (ducted), ceramic tiled floor, PVCu double glazed window, plumbing for washing machine, coving.

First Floor

Landing 8'2" x 6'0" (2.50 x 1.85)
Obscure double glazed PVCu side window, spindle balustrade, roof void access hatch leading to roof void with twin double glazed vellux roof lights.

Modern Shower Room (rear) 5'11" x 5'6" (1.82 x 1.70)
Suite in white comprising of corner shower cubicle with chrome mixer shower with waterfall shower head, wash hand basin in vanity unit, low level flush wc, ceramic wall tiling, obscure UPVC double glazed window.

Bedroom 1 (front) 13'7" into bay x 11'1" (4.16 into bay x 3.40)
Walk in PVCu double glazed bay window, fitted twin double wardrobes, centre bridging wall unit, radiator.

Bedroom 2 (rear) 11'3" x 10'7" (3.44 x 3.24)
PVCu double glazed window, fitted twin double wardrobes, radiator, fitted cupboard with wall mounted fan assisted gas fired condensing combination boiler (Worcester Greenj star 28i)

Bedroom 3 (front) 6'9" x 6'3" (2.06 x 1.91)
UPVc double glazed window, radiator.

Outside

Front Garden with Potential Off Road Parking
Enclosed Rear Garden Some 90 Feet in Length
Shared private vehicle access to rear garden and detached garage.

Detached Garage 18'4" x 8'6" (5.6 x 2.6)

Brick Store/Outhouse 6'6" x 6'1" (2.00 x 1.86)

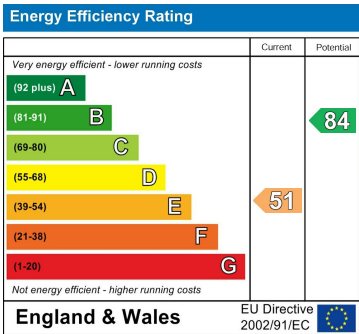
Area Map



Floor Plans



Energy Efficiency Graph



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