



## 25 Aldin Way

, Hinckley, LE10 0GE

Offers In The Region Of £335,000



An immaculately maintained, 3 bedroom, 2 bathroom family detached house. The property was constructed by the renown Bloor Homes and offers well planned deceptively spacious family accommodation throughout.

Additional benefits of gas central heating (condensing combination), PVCu double glazing, spacious through lounge/dining room, modern luxury fitted breakfast kitchen, 3 good sized bedrooms, bedroom 1 with ensuite shower, bedroom 3 with walk in wardrobe and potential to convert into a further bedroom, modern bathroom with shower, fitted shadewell shutter blinds, block paved double driveway, garage, enclosed rear garden etc..

Ideally located close to all local amenities, including local schools, shops and regular public transport services. The property is accessible fro commuting to all major road links such as the A5, M69, M1 and M6.

VIEWING ESSENTIAL





**Reception hall. 9'1" x 3'1". (2.79 x 0.94.)**  
Karndean floor, obscure double glazed door, radiator, staircase with spindle balustrade, coving and archway.

**Guest cloakroom. 5'2" x 2'11". (1.60 x 0.90.)**  
Suite in white, wash hand basin, low flush wc, radiator and obscure PVCu double glazed window.

**Attractive lounge (front). 15'8" (into mbay) x 12'2" (4.79 (into mbay) x 3.71)**  
Karndean floor, feature live gas fire in an attractive Portuguese limestone surround and contrasting raised hearth, coving, radiator, walkin PVCu double glazed bay window and archway leading to the dining room.

**Dining room (rear) 10'2" x 8'10". (3.12 x 2.70.)**  
Karndean floor, radiator, coving and PVCu double glazed french doors.

**Luxury fitted breakfast kitchen (rear). 14'11" x 9'8" (min) (4.57 x 2.96 (min))**  
Recessed sink, range of attractive base and wall units finished in high gloss soft cream (5 base units, pan drawers and double tall cupboard), contrasting polished solid granite work surfaces, split level 5 burner gas hob, electric (fan assisted) oven, integrated microwave, extractor hood (ducted), fitted fridge, fitted freezer, fitted dishwasher, fitted washing machine (washer/dryer), understairs cupboard, radiator, Karndean floor, understairs cupboard, twin PVCu double glazed windows and obscure PVCu double glazed side door.

**First floor landing.**  
Linen cupboard.

**Bedroom 1 (front). 12'9" (max) x 12'2" (max). (3.90 (max) x 3.71 (max).)**  
Fitted twin double wardrobes, PVCu double glazed window and radiator.

**En-suite shower (front). 6'9" x 5'6". (2.07 x 1.68.)**  
Suite in white, tiled shower cubicle with mixer shower and rainfall shower head, low flush wc, wash hand basin with twin base drawers, polished ceramic tiled floor, radiator, obscure PVCu double glazed window, downlights to the ceiling, extractor fan and shaver point.

**Bedroom 2 (rear). 11'5" (max) x 9'1" (max). (3.50 (max) x 2.77 (max).)**  
PVCu double glazed window and radiator.

**Beroom 3 (front). (Dual aspect). 14'9" x 7'5" (4.50 x 2.27)**  
PVCu double glazed windows to front and side, radiator, walk in wardrobe ( 2.13m x 3.20m) with potential to convert in a further bedroom.

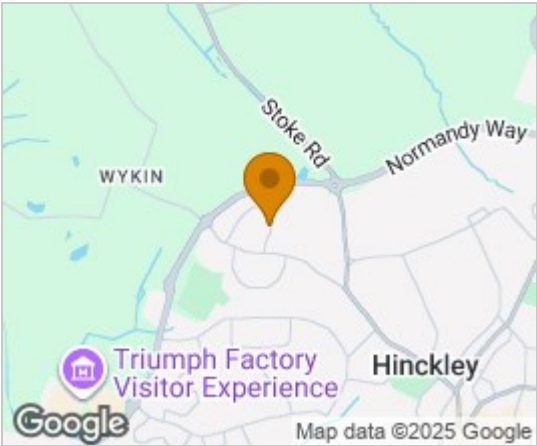
**Luxury bathroom (rear) Fully tiled. 7'4" x 6'3". (2.26 x 1.93.)**  
Full suite in white, panel bath with mixer shower, rainfall shower head, side glazed screen, low flush wc, wash hand basin with twin base doors, obscure PVCu double glazed window and chrome ladder style radiator,

**Outside.**  
Front garden with a block paved (double width) driveway, lawn and side gated access to the rear garden.

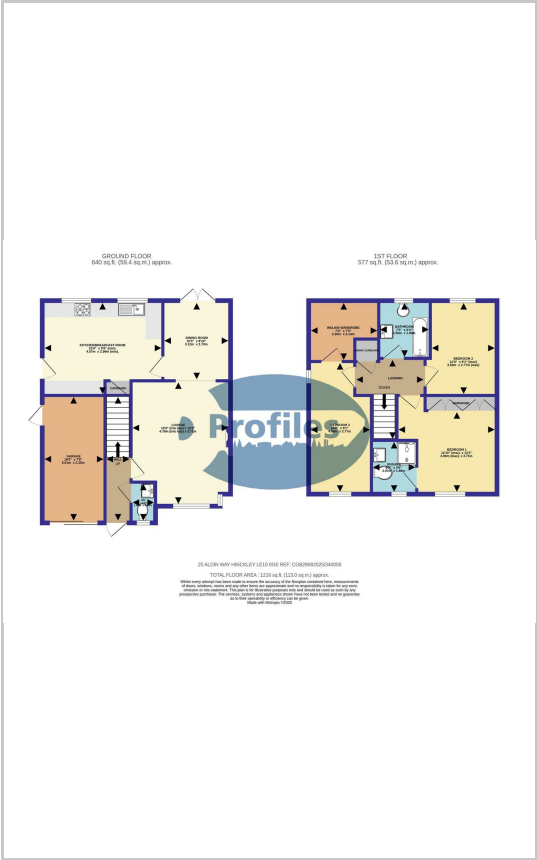
Enclosed rear garden, with lawn, block paved patio, raised decking, water tap and security light.

**Garage. 16'5" x 7'8". (5.01 x 2.35.)**  
Electric roller shutter door, obscure PVCU double glazed side window and a wall mounted fan assisted gas fired condensing combination boiler (Baxi Duo Tec 40 HE - 92 % efficiency).

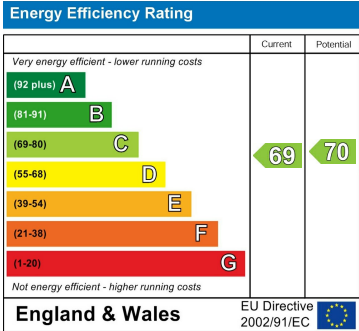
Area Map



Floor Plans



Energy Efficiency Graph



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