



66 Outlands Drive

, Hinckley, LE10 0TW

Offers In The Region Of £340,000

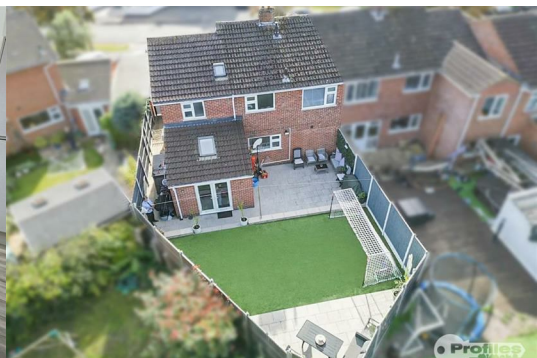


A truly impressive, extended 4 bedroom, 2 bathroom show standard semi detached house. The property has been maintained to highest standards and tastefully extended, whilst offering spacious well appointed accommodation throughout.

The property has the additional benefits of gas central heating (condensing combination boiler - worcester bosch 4000), PVCu double glazing, luxurious fitted breakfast/kitchen, attractive lounge, extended dining room with a vaulted ceiling, guest cloakroom, bedroom 1 with ensuite bathroom, modern bathroom with shower, PVCu fascia and soffits, landscape rear garden, internal oak doors, cavity wall insulation, garage, deep front garden with parking for several cars etc.,

The property is located in one of Hinckley's most popular locations, close to all local amenities including shops, schools and regular public transport services. All major road links such as the A5, M69, M1 and M6 are within commuting distance.

MUST BE VIEWED.



Reception hall. 15'7" x 6'2". (4.77 x 1.89.)

Composite double glazed door, ceramic tiled floor, staircase with spindle balustrade, radiator, mains smoke alarm, downlights to the ceiling and cloaks cupboard.

Attractive lounge (front). 16'2" x 10'7". (4.94 x 3.25.)

PVCu double glazed window, radiator, feature wall niche with shelving and attractive wall panelling,

Modern breakfast kitchen (rear). 17'10" x 9'7". (5.44 x 2.93.)

Recessed sink, range of attractive base and wall units, (11 base, 2 pan drawers and 10 wall), finish in matt white with under lighting, tall cupboard (pull out), fitted further cupboard, associated polished quartz work surfaces and up stands, downlights to the ceiling, PVCu double glazed window, plumbing for a dishwasher,

Stunning extended dining room (rear). 10'10" x 10'7". (3.32 x 3.23.)

Feature vaulted ceiling with a double glazed velux roof light, PVCu double glazed side window. PVCu double glazed rear french doors and radiator.

Guest cloakroom/utility room (side). 8'8" x 6'3". (2.66 x 1.91.)

Suite in white, wash hand basin, low flush wc, associated work surfaces, plumbing for a washing machine, ladder style radiator, wall units fished in high gloss white and PVCu double glazed side window.

Office. 10'7" x 7'10". (3.23 x 2.41.)

Wash hand basin, LVT floor covering, internet power and light points.

First floor landing. 9'6" x 8'8" (max). (2.91 x 2.65 (max).)

Roof void acces to partially boarded roof void and linen cupboard with a wall mounted gas fired condensing combination boiler (Worcester Bosch 4000).

Bedroom 1 (front). 10'7" (max) x 8'8" (min). (3.25 (max) x 2.65 (min).)

PVCu double glazed window, radiator, attractive wall panelling and fitted luxury wardrobes.

En-suite bathroom (rear). 7'6" x 5'8". (2.29 x 1.75.)

Full suite in white, spa bath, twin wash hand basins in vanity, low flush wc, fully tiled walkin infinity shower with mixer shower and rainfall head, double glazed velux roof light, obscure PVCu double glazed window, downlights to the ceiling, extractor fan, fitted tall cupboard with full length mirrored door and ladder style radiator,

Bedroom 2 (front). 11'1" (min) x 9'8". (3.40 (min) x 2.96.)

PVCu double glazed windows, radiator and fitted luxury wardrobes (2 double and one single).

Bedroom 3 (rear). 11'5" x 9'8". (3.48 x 2.96.)

PVCu double glazed window and radiator.

Bedroom 4 (front). 8'5" x 7'2". (2.57 x 2.19.)

PVCu double glazed window and radiator.

Luxury bathroom (rear). Fully tiled. 7'4" x 5'4". (2.25 x 1.65.)

full suite in white, 'p shaped' bath with an electric shower with a side glazed screen , oval wash hand basin in vanity with integral base doors finished in high gloss, low flush wc with concealed cistern, chrome ladder style radiator, LVT floor covering and extractor fan.

Outside.

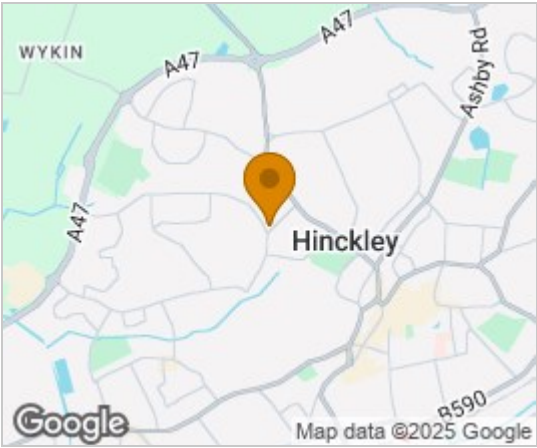
Front garden with driveway providing parking for several cars and gated side access.

Enclosed picturesque, low maintenance 2 tiered landscaped rear garden with paved patio and artificial lawn.

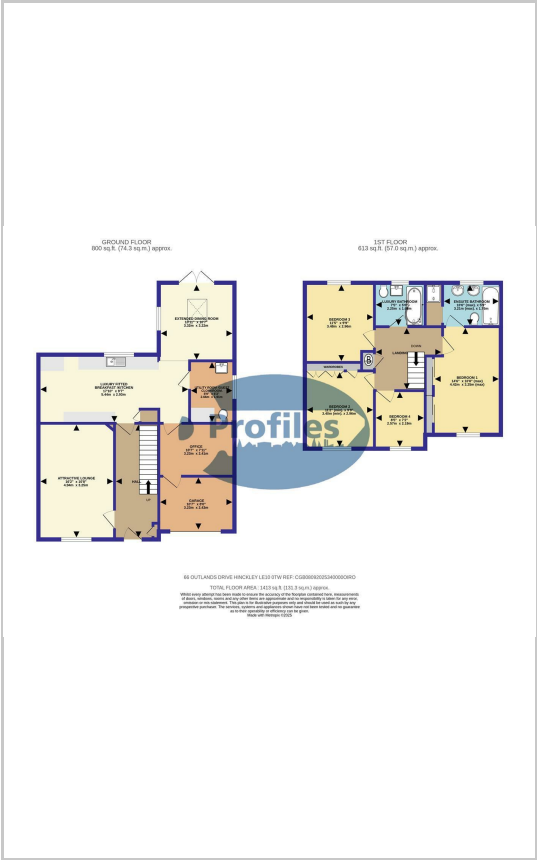
Garage. 10'7" x 7'11". (3.23 x 2.43.)

Electric roller shutter door, light and power point.

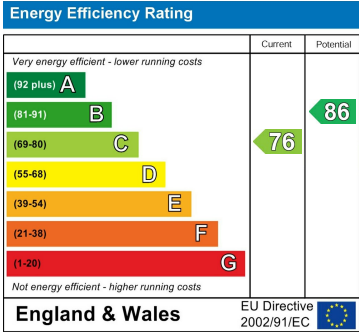
Area Map



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.