



17 Middlefield Lane

, Hinckley, LE10 0QZ

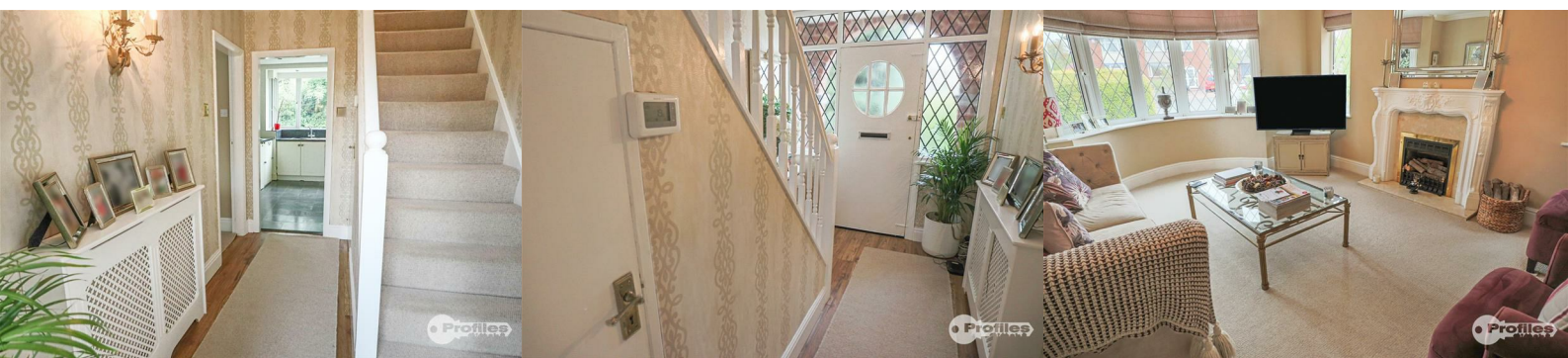
Offers In The Region Of £365,000



A tastefully decorated, deceptively spacious traditional styled 3 bedroom family detached house occupying a corner commanding position. The property is situated in a popular and established location, maintained to the highest standard and must be viewed. Additional benefits of gas central heating (condensing combination boiler), PVCu double glazed, 4 to 5 car driveway, garage, established rear garden.

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

MUST BE VIEWED.



Recessed porch 6'10" x 1'6" (2.09 x 0.48)

Reception hall 12'0" x 6'11" (3.67 x 2.11)

Staircase with spindle balustrade leading to first floor, radiator, laminate floor, obscure glazed door and under stair cupboard.

Spacious lounge (front) 15'11" x 12'11" (4.86 x 3.95)

Walk-in uPVC double glazed by window, feature open hearth fire in an attractive surround with polished marble heath, radiator, coving and ceiling rose.

Spacious Breakfast Kitchen / dining room (rear) 16'11" x 10'8" (5.17 x 3.26)

11/2 bowled stainless sink unit, range of base and wall units, comprising of eight base and five wall (two wall units with glazed doors), associated beveled edged work surfaces and integral breakfast bar. Fitted washing machine, dishwasher, fridge, freezer, split level gas hob, electric fan assisted oven and extractor hood, PVCu double glazed bay window, twin PVCu double glazed doors and down lights to ceiling.

Landing 8'3" x 7'8" (2.54 x 2.36)

PVCu leaded double glazed side window.

Bedroom 1 (front) 13'8" x 12'9" (4.18 x 3.91)

PVCu double glazed window, radiator, fitted luxury full length wardrobes, comprises of twin triple wardrobes, center double 3/4 wardrobe with integral base drawers, further double wardrobe, radiator and down lights to thew ceiling.

Bedroom 2 (rear) 12'5" x 10'9" (3.81 x 3.28)

PVCu double glazed window, radiator, fully fitted wardrobes comprising of 1 triple wardrobe, 1 double wardrobe, 3/4 double wardrobe with integral base units and down lights to the ceiling.

Bedroom 3 (front) 9'0" x 7'1" (2.75 x 2.16)

PVCu double glazed window, radiator, fitted wardrobe with hanging rail and down lights to the ceiling.

Modern Bathroom (rear) 8'11" x 7'3" (2.72 x 2.22)

Full suite in white comprising of panel bath with chrome mixer shower with waterfall head, wash hand basin, low flush WC, obscure PVCu double glazed window, ceramic wall tiling, down lights to the ceiling, extractor fan, ceramic wall tiling, radiator and linen cupboard of with wall mounted fan assisted combination boiler (Ideal Logic Max 24).

Outside

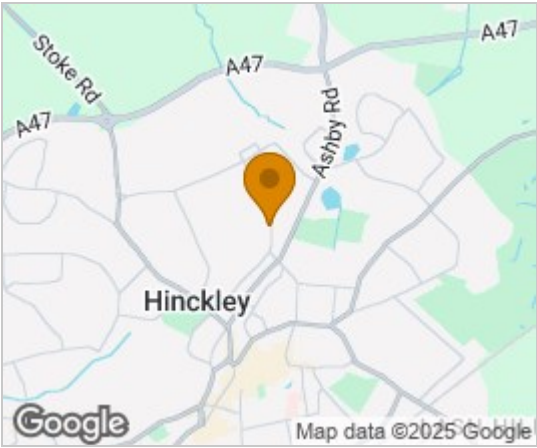
Front garden, with driveway and parking for 4 cars, double gates leading to enclosed secure parking area and detached garage.

Enclosed rear garden, with lawn, raised decking area and side gated access.

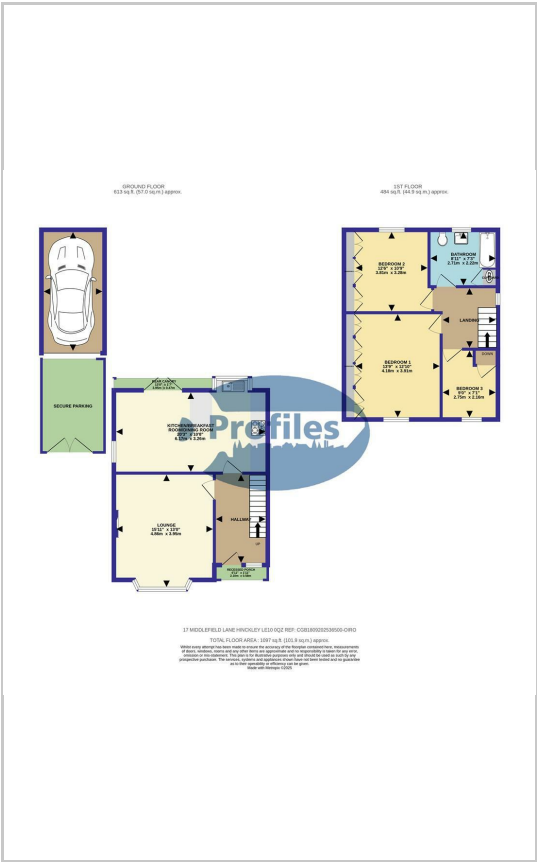
Detached garage 15'8" x 8'0" (4.80m x 2.45m)

With up and over door.

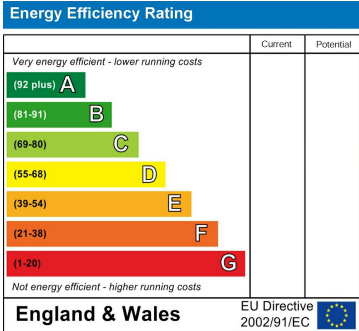
Area Map



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.