



Profiles Estate Agents

10 Holywell Fields

, Hinckley, LE10 1EJ

Offers In The Region Of £295,000



An immaculately presented 3 bedroom, 2 bathroom, 3 storey, modern semi detached house forming part of a popular and sought after location.

The property was constructed in 2013 by the reputable 'Bellway Homes' in the 'Dalton' design. Additional benefits of gas central heating (condensing combination boiler), PVCu double glazing, bedroom 1 with en-suite shower, modern bathroom with shower, spacious breakfast kitchen/dining room, attractive lounge with juliet balcony, landscaped rear garden, double width driveway and garage.

Ideally located within walking distance of Hinckley town centre and all local amenities. The property is accessible for commuting to all major road links, such as the A5, M69, M1 and M6.

VIEWING ESSENTIAL.



Profiles Estate Agents

Profiles Estate Agents



Profiles Estate Agents

Canopy porch

With outside light point.

Reception hall. 14'7" x 6'9". (4.46 x 2.08.)

Composite double glazed door, Amtico floor, staircase with spindle balustrade, understairs cupboard, smoke alarm (mains) and radiator.

Guest cloakroom. 6'1" x 3'1". (1.86 x 0.96.)

Suite in white, low flush wc, corner wash hand basin with tiled splash back, radiator and extractor fan.

Modern breakfast / kitchen / dining room (rear). 16'5" (max) x 11'11" (max). (5.01 (max) x 3.65 (max).)

Stainless steel sink, range of attractive base and wall units (8 base and 3 wall) finished in 'albury black and terrazzo white associated work surfaces, split level gas hob, electric (fan assisted) oven, extractor hood, fitted dishwasher, washing machine, fridge, freezer, radiator, PVCu double glazed window and double glazed PVCu double glazed french doors.

Attractive lounge (rear). 16'5" x 10'8". (5.01 x 3.26.)

Twin PVCu double glazed french doors with juliet balcony, PVCu double glazed window and radiator.

First floor landing. 15'9" x 6'7". (4.82 x 2.01.)

Staircase with spindle balustrade, PVCu double glazed window, smoke alarm (mains), fitted linen cupboard and radiator.

Bedroom 1 (front). 11'8" (max) x 9'8" (max). (3.56 (max) x 2.96 (max).)

PVCu double glazed window and radiator.

En-suite shower. 6'11" (max) x 5'10" (max). (2.11 (max) x 1.78 (max).)

Suite in white, fully tiled shower cubicle with chrome mixer shower and side glazed screen, wash hand basin, low flush wc, radiator, extractor hood and ceramic tiled floor

Second floor landing. 7'11" (max) x 6'9" (max). (2.43 (max) x 2.06 (max).)

Roof void access and radiator.

Bedroom 2 (front). 12'5" (max) x 11'0" (max) (3.81 (max) x 3.37 (max))

PVCu double glazed window, radiator and fitted cupboard.

Bedroom 3 (rear). 9'10" x 9'0". (3.02 x 2.76.)

Twin double glazed velux roof lights and radiator.

Luxury bathroom (rear). 6'9" x 6'4". (2.07 x 1.94.)

Full suite in white, panel bath with mixer shower, wash hand basin, low flush wc, radiator, Amtico floor, radiator and ceramic wall tiling.

Outside.

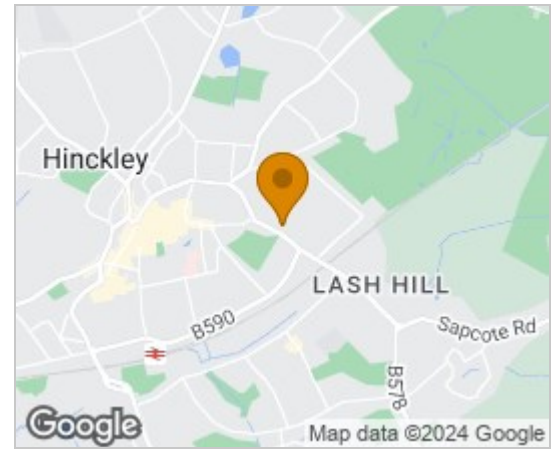
Front garden with double width driveway.

Landscaped rear garden, with paved patio, established lawn, water tap, security light and side gate access.

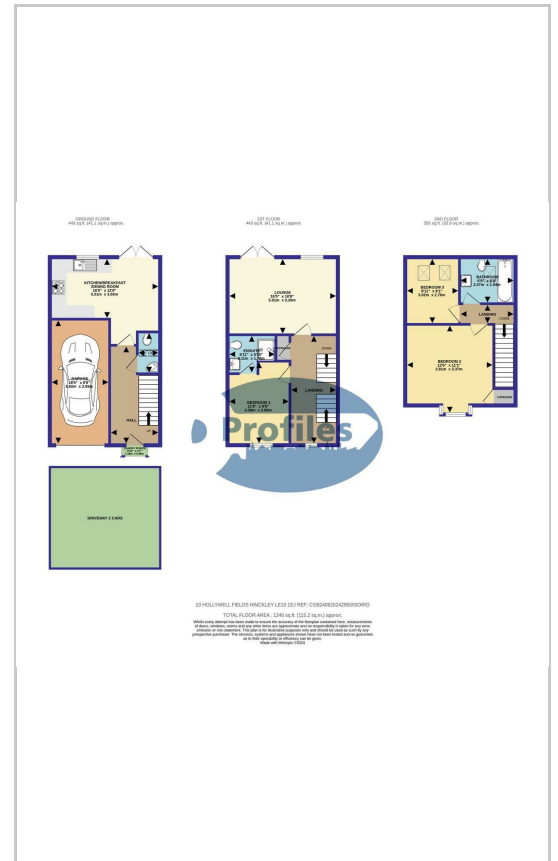
Integral garage. 18'5" x 8'8". (5.62 x 2.65.)

Up and over door.

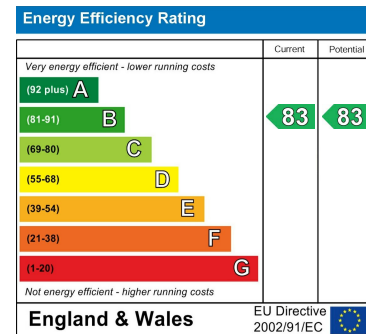
Area Map



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

28-30 New Buildings, Hinckley, Leicestershire, LE10 1HW

Tel: 01455 613555 Email: profilesea@aol.com <https://www.profiles-estates.co.uk>