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# 10 Holywell Fields

, Hinckley, LE10 1EJ

Price Guide £240,000



PRICE GUIDE £240,000 - £250,000 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.



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## 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.

## 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.

## 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.

## 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.

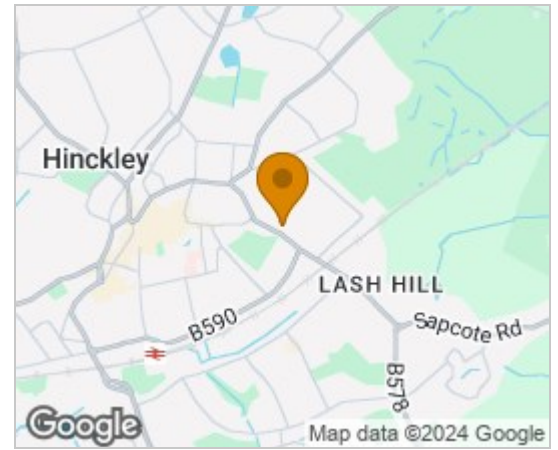
Front garden with double width driveway.

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.

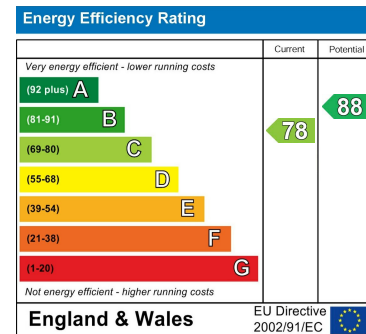
## Area Map



## Floor Plans



## Energy Efficiency Graph



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