

29 Triumph Road

, Hinckley, LE10 0JJ

Offers In The Region Of £275,000

3 2 1 B

A show standard three storey three bedroomed, two bathroom, mid town house, built by the reputable J S Bloor Homes in 2012 and has the remainder period of the NHBC guarantee or similar 'New Build' warranty. The property has been constructed in the Oxbridge design and incorporates many unique features. Additional benefits of PVCu double glazing, gas fired central heating, garage, intruder alarm and water meter.
Ideally located close to local amenities and accessible for commuting to all major road links such as M1, M6, M69 & A5. VIEWING ESSENTIAL.





Reception hall 4'6" x 3'10" (1.38 x 1.17)
Laminate floor, staircase to first floor, radiator, composite double glazed door and mains smoke alarm with battery back up.

Spacious lounge (front) 13'10" (max) x 11'11" (max) (4.21 (max) x 3.62 (max))
Laminate floor, PVCu double glazed window, radiators and under stairs cupboard.

Modern fitted kitchen / diner (rear) 12'6" (max) x 11'9" (3.82 (max) x 3.59)
One and a half bowl stainless steel sink unit, range of attractive base and wall units in high gloss white, comprising of 7 base units (including pan drawers) and 8 wall units, associated bevelled edge work surfaces, split level ceramic hob, electric fan assisted oven, extractor hood, plumbing for dishwasher, laminate floor, twin PVCu double glazed french doors, adjacent PVCu double glazed side window and ceramic tiled floor.

Utility room (rear) 6'9" x 4'8" (2.07 x 1.42)
Wall mounted gas fired central heating Potterton Promax condensing boiler, plumbing for washing machine, bevelled edge work surface, one base unit in high gloss, ceramic tiles floor and radiator.

Guest cloakroom 5'7" x 3'1" (1.69 x 0.95)
Wash hand basin with tiled splash back, low flush wc, laminate floor and radiator.

First floor landing 19'9" x 6'7" (6.02 x 2.01)
Laminate floor, staircase to second floor via spindle balustrade, fitted cupboard and PVCu double glazed window.

Luxury bathroom (rear) 6'10" x 6'8" (2.08 x 2.03)
Full suite in white, panel bath with chrome mixer shower and side glazed door, pedestal wash hand basin, low flush wc, radiator, obscure PVCu double glazed window and laminate floor.

Bedroom 2 (front) 13'7" x 8'5" (4.15 x 2.57)
Laminate floor, PVCu double glazed window and radiator.

Bedroom 3 (rear) 12'10" x 8'6" (3.90 x 2.59)
Laminate floor, PVCu double glazed window and radiator.

Second floor landing 11'11" x 3'3" (3.62 x 0.99)
Laminate floor.

Bedroom 1 (front) 22'8" (max) x 11'8" (max) (6.92 (max) x 3.55 (max))
Radiators, laminate floor, PVCu double glazed window and roof void access.

Dressing room 7'2" x 4'11" (2.19 x 1.51)
Three double wardrobes with full length mirror doors and velux roof light.

En suite shower (rear) 8'4" x 4'11" (2.55 x 1.51)
Fitted shower cubicle with electric shower, pedestal wash hand basin, low flush wc, chrome ladder style radiator, extractor fan and double glazed velux roof light.

Outside
Enclosed south easterly facing rear garden with decking, artificial turf, water tap and summer house.

Low maintenance front garden and driveway.

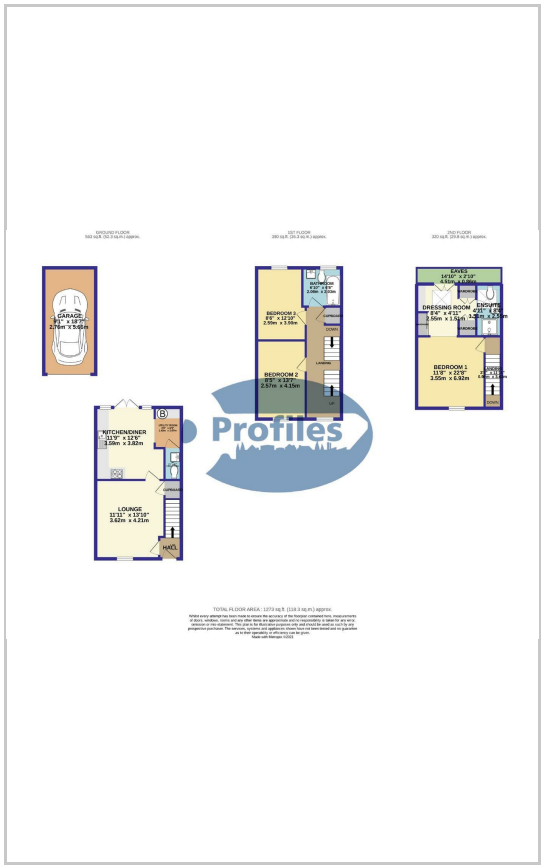
Home office 3.7 x 2.1 with main power and light points.

Garage 18'7" x 9'1" (5.66 x 2.76)
With up and over door.

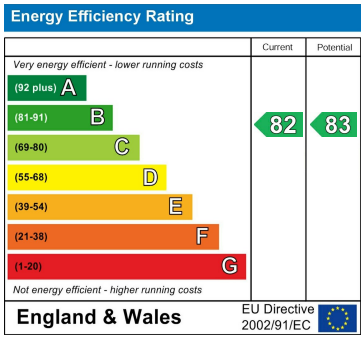
Area Map



Floor Plans



Energy Efficiency Graph



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