46 Barrie Road

, Hinckley, LE10 0QX

Offers Over £230,000

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A well appointed, extended traditional style 3 bedroom semi detached house. The property has the additional benefits of gas central heating (condensing combination boiler), PVCu double glazed, extended breakfast kitchen, spacious lounge, attractive dining room, guest cloakroom, modern shower room (mixer shower), established rear garden, front garden and driveway.

Ideally positioned in popular location close to all local amenities including local shops, schools and regular public transport services. Accessible for commuting to all major road links such as the A5. M69, M1 and M6.

MUST BE VIEWED.

NO CHAIN.

Fully Enclosed Porch 5'10" x 1'4" (1.80 x 0.43)
Having twin PVCu double glazed doors, quarry tiled floor.

Reception Hall 14'5" x 6'3" (4.40 x 1.93)
Having obscure PVCu double glazed door, adjacent PVCu double glazed window, smoke alarm, parquet wooden block floor, radiator, spindle balustrade to staircase.

Guest Cloakroom 4'7" x 3'1" (1.42 x 0.94)
Having wash hand basin, low level flush wc, radiator, obscure PVCu double glazed side window.

Attractive Lounge (front) 13'2" (into bay) x 11'2" (4.03 (into bay) x 3.41)
Having walk in PVCu double glazed bay window, fitted double base cupboards, radiator, coving, alcove.

Spacious Dining Room (rear) 12'9" x 11'3" (3.91 x 3.44)
Having feature live gas fire in attractive surround with raised hearth, radiator, PVCu double glaazed patio door, coving.

Extended Breakfast Kitchen (rear) 17'7" max x 7'1" max (5.37 max x 2.16 max)
Having stainless steel sink unit, range of attractive base and wall units (six base units inclusive of pan drawers), six wall units, finished in matt white with associated work surfaces, fitted cupboard, split level ceramic hob, fan assisted oven, extractor hood, fitted washing machine, integrated fridge and freezer, ceramic wall tiling, LVT floor covering, radiator, obscure UPVC double glazed side door, PVCu double glazed window.

First Floor

Landing 9'2" x 6'5" (2.81 x 1.98)
Having roof void access with atrractive aluminium ladder, obscure UPVC double glazed side window.

Bedroom 1 (front) 13'6" (into bay) x 10'0" (4.12 (into bay) x 3.07)
Having walk in PVCU double glazed window, fully fitted full length triple double wardrobes, radiator, coving.

Bedroom 2 (rear) 12'10" x 11'8" (3.93 x 3.56)
Having fitted twin double wardrobes, radiator, coving, PVCU double glazed window.

Bedroom 3 (rear) 7'10" x 7'5" (2.41 x 2.28)
Having PVCu double glazed window, radiator, coving.

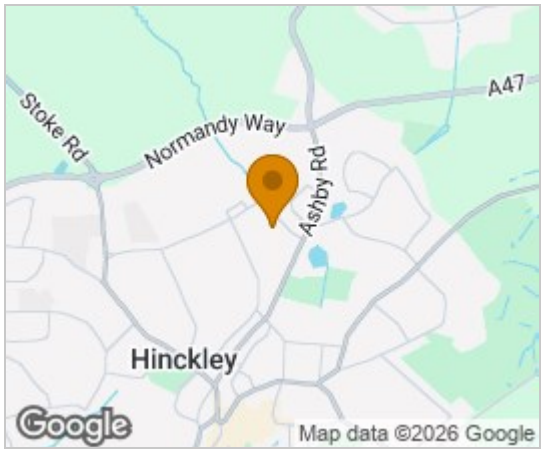
Modern Shower Room (rear) 7'9" x 6'1" (2.37 x 1.87)
Having fitted double shower cubicle with chrome mixer shower and side glazed screen, wash hand basin in vanity unit, low level flush wc, obcure PVCU double glazed window, fitted linen cupboard with wall mounted gas fired condensing combination boiler (VIESSMAN VITODENS 100/W)

Outside

Established Rear Garden
Having established lawn, patio area, water tap.

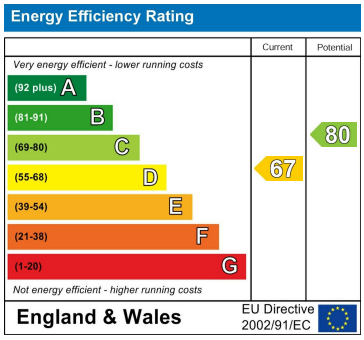
Front Garden
Having drivreway and side gated access.

Area Map



Floor Plans

Energy Efficiency Graph



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