



250 Coventry Road, Hinckley, LE10 0NG
£269,950

3 1 1 D

A row of four icons: a pink sofa icon with the number 3, a green bathtub icon with the number 1, a yellow sofa icon with the number 1, and a blue driveway icon with a lightning bolt symbol and the letter D.

RH Homes and Property are very please to bring to market this traditional style bay fronted semi-detached house in a popular residential setting. The house is well presented and sits on an excellent sized traditional plot to front and rear. Briefly comprising: Entrance Hallway, Lounge, Dining/Kitchen, First Floor Landing, Two Bedrooms, Family Bathroom, and Second Floor Bedroom. The property also benefits from being very recently reroofed and fully upgraded UPVC double glazing throughout. There is also gas fired central heating, good sized rear garden and block paved off road parking for numerous vehicles to the front.

Council Tax - B

Entrance Hall

With radiator, laminate wood flooring, and composite door to the front elevation.

Lounge

12' 7 x 13'4 (into bay) (3.66m 2.13m x 4.06m (into bay))

Having laminate wood flooring, radiator, under stairs storage access, and UPVC double glazed bay window with fitted bay seat/store.

Kitchen/Diner

15'8 x 11'0 (4.78m x 3.35m)

Being fitted with a good range of wall and base level units with working surfaces over and tiled splashbacks, wine racking, an inset one and a half stainless steel sink and drainer, four ring electric hob with hod over, eye level oven and grill, plumbing for washing machine, laminate wood flooring, radiator, and UPVC double glazed window and French doors to the rear garden aspect.

First Floor Landing

With UPVC double glazed window to the side elevation and access off to:

Master Bedroom

12'7 x 11'1 (3.84m x 3.38m)

With an excellent range of modern fitted wardrobes, laminate wood flooring, radiator, and UPVC double glazed bay window to the front elevation.





WC

2'7 x 4'9 (0.79m x 1.45m)

Housing a Vaillant combination boiler and having a two piece white suite comprising low flush WC and wash hand basin, part tiled surround, laminate wood flooring, and UPVC double glazed window to the front aspect.

Bedroom Two

9'2 x 7'1 (2.79m x 2.16m)

With radiator, and UPVC double glazed window to the rear aspect.

Family Bathroom

6'1 x 8'1 (1.85m x 2.46m)

With a four piece white suit comprising bath, low flush WC, wash hand basin, and electric shower set in a cubicle with folding screen all set in a full tiled surround. Also, laminate wood flooring, extractor, heated chrome towel rail, and UPVC double glazed window to the rear elevation.

Bedroom Three

14'9 x 10'7 (4.50m x 3.23m)

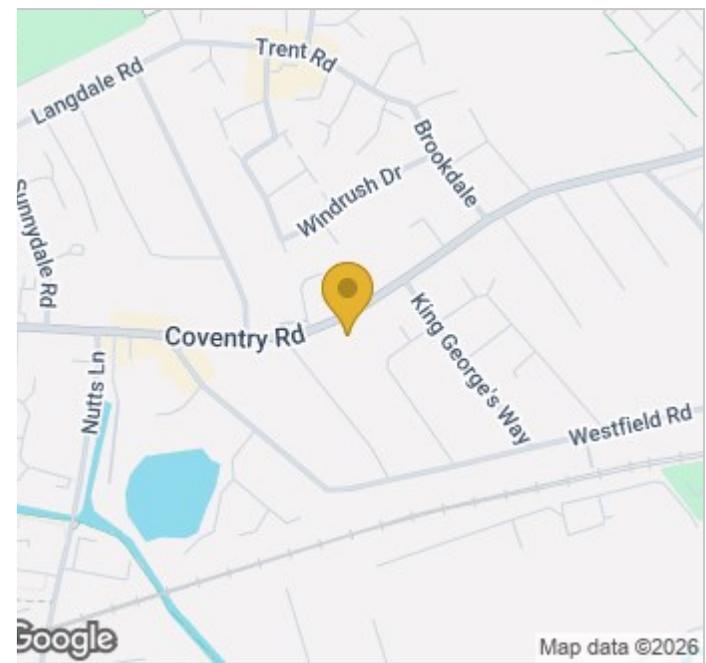
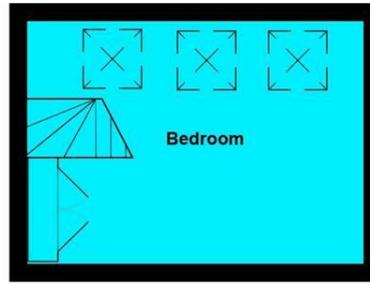
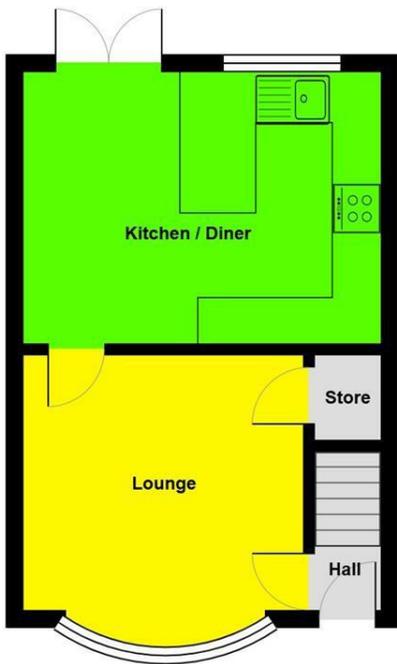
Gaining access from a second floor stairway and having a radiator, eaves storage cupboards to both rear and front aspects, built in wardrobe/cupboard, and three skylight windows to the rear elevation.



Outside

To the front is a block paved driveway for multiple vehicles, which has drop down security bollards to the front, and leading to the front entrance door and side gate access.

To the rear is a slabbed patio area and path to the side of a mainly lawned garden and leading timber shed/store at the foot of the garden.



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Total Area: 84.7 m² ... 912 ft²

All measurements are approximate and for display purposes only

Viewing

Please contact our RH Homes and Property Office on 01455 633244 if you wish to arrange a viewing appointment for this property or require further information.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		63	79
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

108 Castle Street, Hinckley, Leicestershire, LE10 1DD
 Tel: 01455 633244 Email: rharris@rhhomesandproperty.com
 www.rhhomesandproperty.com

