



53 Roston Drive

, Hinckley, LE10 0UQ

Offers In The Region Of £365,000



An impressive, substantially extended, tastefully decorated, 3 bedroom family detached house. maintained to the highest standard throughout and offering deceptively spacious well appointed accommodation.

The property is located in a popular residential location and set behind a deep lawned area.

Additional benefits of gas central heating (condensing combination boiler), PVCu double glazing, spacious extended - luxurious fully fitted 'open living' breakfast kitchen /dining room with a vaulted ceiling, family room, attractive lounge, guest cloakroom, study, utility room, 3 good sized bedrooms, luxury bathroom with full suite - inclusive of a separate shower cubicle (mixer shower), enclosed rear garden, front garden with block paved driveway (3 cars), workshop and home office /gym.

Ideally located close to all local amenities, including local shops , schools and regular transport services.



Reception hall. 9'4" x 5'10". (2.85 x 1.78.)
Obscure PVCu double glazed door, adjacent obscure PVCu double glazed side window and staircase.

Family room (front). 15'6" x 7'0", (4.73 x 2.14,)
Solid oak floor, attractive 'art deco' wall panelling, PVCu double glazed window fitted shelving and radiator.

Spacious lounge. 13'11" x 11'0". (4.26 x 3.37.)
Multi room sealed wood burner, decorative ceiling plinth with recessed lighting, media wall and solid oak bi-folding doors.

Luxury open plan breakfast kitchen/dining room. 30'0" (max) x 25'1" (max). (9.16 (max) x 7.65 (max).)
Range of attractive base and wall units finished in dove grey with contrasting solid polished quartz work surfaces, central island with recess sink, induction hob, electric (fan assisted) oven, quartz work surface, additional double fan assisted oven, full wall height feature PVCu double glazed framed gable window, PVCu double glazed windows, PVCu double glazed French doors, chrome ladder style radiator, 3 further radiators, feature vaulted ceiling with twin double glazed Velux roof lights, parka solid wood floor, understairs cupboard / pantry. mains smoke alarm and carbon monoxide alarm,

Study (side). 7'3" x 6'4". (2.23 x 1.94.)
Fitted cupboard with a wall mounted (fan assisted) gas fired condensing combination boiler (Ideal Logic Combi C30), engineer oak floor and downlights to the ceiling.

Utility room (side). 14'1" (max) x 11'5" (max). (4.31 (max) x 3.50 (max).)
Engineered oak floor, plumbing for a washing machine, tumble dry vent, 1 base and 5 wall units - finished in high gloss , solid oak work surfaces and ladder style radiator.

Guest cloakroom (front). 7'4" x 3'4". (2.24 x 1.04.)
Wash hand basin in vanity unit, low flush wc and downlights to the ceiling.

First floor landing. 12'9" (max) x 10'7". (3.91 (max) x 3.25.)
Roof void access hatch, linen cupboard, and side PVCu double glazed side window.

Bedroom 1 (rear). 13'0" x 11'1". (3.98 x 3.38.)
Fitted double wardrobe with mirrored doors, PVCu double glazed window, radiator and downlights to the ceiling.

Bedroom 2 (rear). 11'8" x 7'8". (3.56 x 2.35.)
PVCu double glazed window, radiator, fitted triple and single wardrobe.

Bedroom 3 (front). 10'9" x 8'9". (3.28 x 2.68.)
PVCu double glazed window and radiator.

Luxury modern bathroom (front). Fully tiled. 8'2" x 7'2". (2.49 x 2.19.)
Full suite in white, panel bath, wash hand basin in vanity with twin base doors finished in high gloss , low flush wc, fitted separate shower cubicle (fully tiled) - mixer shower with a rainfall shower head, under floor heating (wet system), ladder style radiator, down lights to the ceiling, heated wall mirror and wall niche with concealed lighting.

Outside.
Front garden with block paved 3 car driveway.
Enclosed rear garden with , established lawn, decking, security light, water tap and side gated access.

Garage. 10'7" x 8'1". (3.24 x 2.48.)
Roller shutter electric door and internal door leading to the utility room.

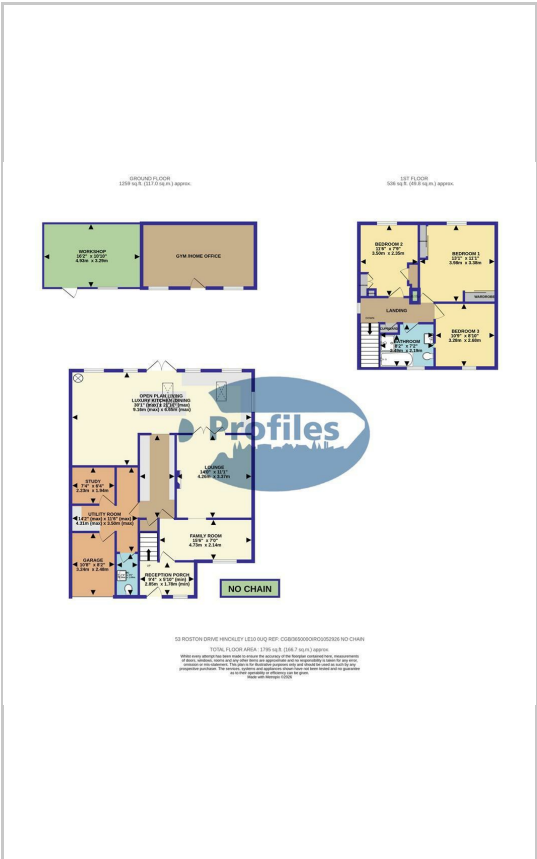
Workshop. 16'2" x 10'9", (4.93 x 3.29,)
Ceramic tiled floor, PVCu double glazed window and PVCu door.

Gym/home office. 18'8" x 10'7" (5.69 x 3.24)
PVCu double glazed window, PVCu door, ceramic tiled floor, light and power points.

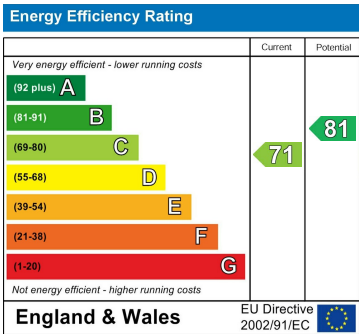
Area Map



Floor Plans



Energy Efficiency Graph



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