



## 322 Coventry Road

, Hinckley, LE10 0NQ

Offers In The Region Of £244,950



A spacious tastefully decorated 3 bedroom town house with a south facing garden. Property is maintained to a high standard throughout. The property has the benefits of gas central heating (condensing combination boiler), PVCu double glazing, conservatory, modern bathroom with shower, well appointed breakfast kitchen, spacious lounge/ dining room, detached garage/hobby room, 2 allocated parking spaces / driveway etc.

The property is ideally located close to all local amenities, including local schools, shops and public transport services. The property is conveniently located for commuting to major road links such as the A5, M69, M1 and M6.

VIEWING ESSENTIAL.



## Fully enclosed porch. 6'9" x 2'11". (2.08 x 0.90.)

Obscure PVCu double glazed door and adjacent PVCu double glazed window.

## Modern breakfast / kitchen (front). 12'6" x 9'8". (3.82 x 2.97.)

Stainless steel sink unit, range of attractive base and wall units (8 base and 6 wall), associated work surfaces, split level gas hob, electric (fan assisted) double oven, extractor hood, a wall mounted fan assisted gas fired condensing combination boiler (Viessmann Vitodens 050), ceramic tiled floor, ceramic wall tiling, PVCu double glazed window and plumbing for a washing machine.

## Attractive lounge/dining room (rear). 16'3" x 12'7". (4.96 x 3.86.)

Opti-myst electric fire in an attractive surround with a raised hearth, understairs recess with feature beam, coving, ladder style radiator and PVCu double glazed sliding patio doors.

## Conservatory (rear). 14'11" x 7'6". (4.57 x 2.29.)

PVCu double glazed windows, twin PVCu double glazed french doors, double glazed polycarbonate roof and laminate floor.

## First floor landing. 12'8" (max) x 8'7" (max). (3.87 (max) x 2.64 (max).)

Smoke alarm, walkin fitted cupboard, carbon monoxide alarm, roof void acces hatch leading to a boarded roof void and approached via a retractable aluminium ladder.

## Bedroom 1 (front). 10'4" x 10'0". (3.16 x 3.05.)

PVCu double glazed window, radiator, fitted twin double wardrobes, wall units, fitted dressing table with integral base units and coving

## Bedroom 2 (rear). 10'0" x 9'8". (3.05 x 2.96.)

PVCu double glazed window and radiator.

## Bedroom 3 (rear). 10'0" x 6'4". (3.05 x 1.94.)

PVCu double glazed window, radiator and coving.

## Modern bathroom (front). 7'2" x 5'9". (2.19 x 1.76.)

Full suite in white, panel bath with an electric shower, wash hand basin in vanity unit with twin base doors finished in high gloss white, low flush wc, obscure PVCu double glazed window, ceramic wall tiling, laminate floor and chrome ladder style radiator

## Outside.

Enclosed front garden.

Enclosed low maintenance rear garden, with artificial lawn, paved patio area security light and gated rear access.

## Detached garage / hobby room 14'1" x 8'8" (4.31 x 2.65)

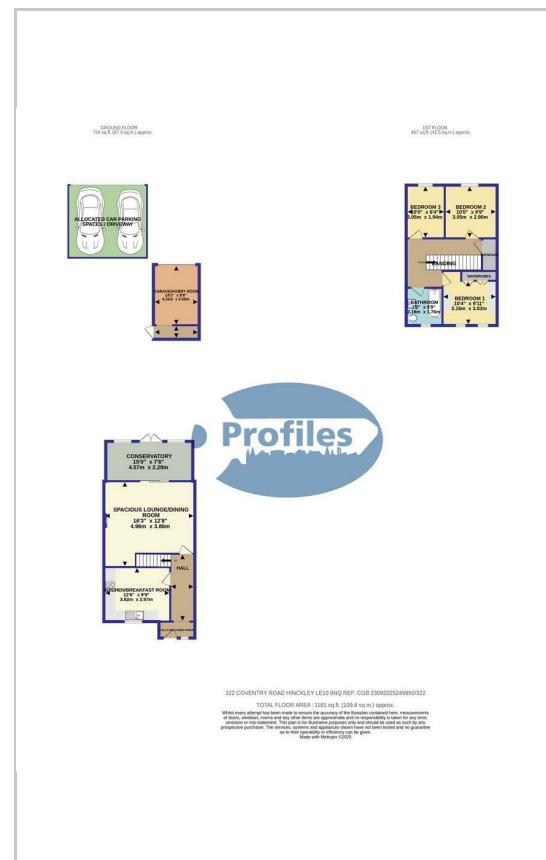
Up and over door, side door, light and power point.

Allocated car parking spaces (side by side) / driveway.

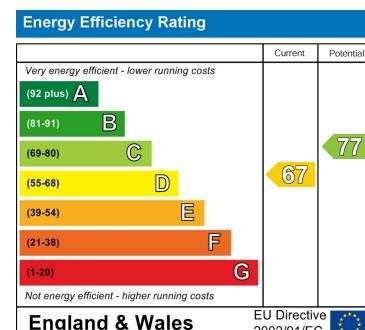
## Area Map



## Floor Plans



## Energy Efficiency Graph



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