



## 91 Westfield Road

, Hinckley, LE10 0LT

Offers In The Region Of £240,000



A traditional extended spacious semi detached 3 bedroom house situated in a popular residential location having the benefit of gas central heating, PVCu double glazing, 2 car block paved driveway and established rear garden overlooking playfields.

The property is close to all local amenities and within reasonable commuting distance of all major road links such as the M42, M6, M1 and A5.

MUST BE VIEWED.





**Reception hall 4'1" x 3'10" (1.26 x 1.19)**  
PVCu obscure double glazed door, mains smoke alarm and staircase.

**Lounge (front) 12'9" x 12'6". (3.91 x 3.83.)**  
PVCu double glazed window, radiator, wall niche and laminate floor.

**Breakfast /Kitchen (rear) 15'11" x 10'5". (4.86 x 3.19.)**  
Stainless steel sink, range of base and wall units (7 base and 3 wall)finished in matt grey, associated work surfaces, laminate floor, under stairs cupboard, PVCu double glazed side window, split level gas hob, electric(fan assisted) oven, extractor hood and wall mounted gas fire Condensing Combination boiler (Ideal Logic combi C30).

**Sun Lounge (rear) 14'0" x 8'10" (4.27 x 2.70)**  
PVCu double glazed french doors, adjacent PVCu double glazed windows and plumbing for a washing machine.

**First floor landing 6'10"(max) x 6'8" (max) (2.09(max) x 2.04 (max))**  
PVCu obscure double side glazed window, radiator and mains smoke alarm.

**Bedroom 1 (front) 11'4" x 10'4" (3.474 x 3.15)**  
PVCu double glazed window, coving and radiator.

**Bedroom 2 (rear) 10'8" (max) x 9'7" (max) (3.26 (max) x 2.94 (max))**  
PVCu double glazed window and radiator.

**Bedroom 3 (rear) 8'5" x 7'5" (2.58 x 2.27)**  
PVCu double glazed window and radiator.

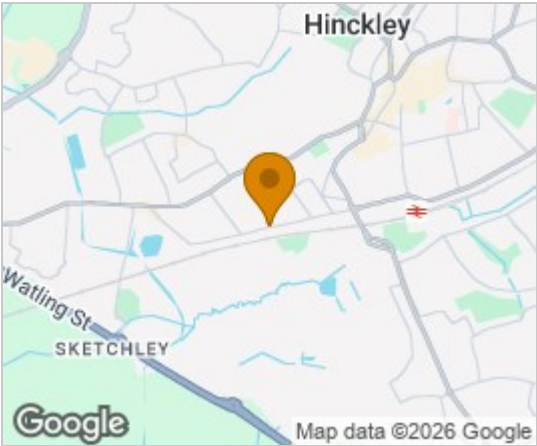
**Modern bathroom (front) 7'3" x 5'5" (2.23 x 1.67)**  
PVCu double glazed window, full suite in white panel with mixer shower with rainfall shower head, wash hand basin, low flush wc with concealed cistern, obscure PVCu double glazed window, down lights to the ceiling, chrome ladder styled radiator, ceramic tiled floor, extractor fan, and linen cupboard.

**Outside**  
Enclosed established rear garden, paved patio, established lawn, and side gate access.

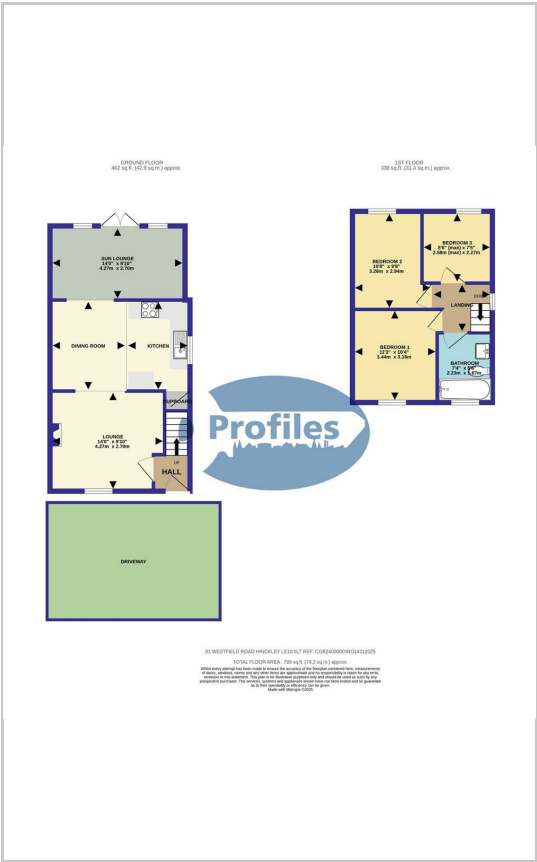
Front garden.

Two car block paved driveway.

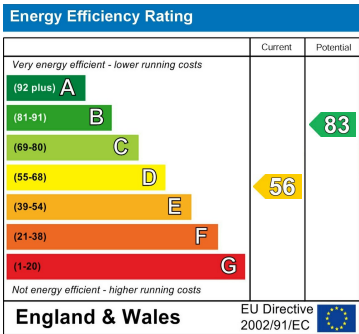
Area Map



Floor Plans



Energy Efficiency Graph



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