



1 Landseer Drive

, Hinckley, LE10 0GF

Offers In The Region Of £399,995



An immaculately presented, show standard, 4 bedroom, 2 bathroom, family detached house. The property occupies a commanding corner position in a popular and sought after location. Additional benefits, of gas central heating, PVCu double glazed windows, luxury fitted breakfast kitchen /dining room, attractive lounge, guest cloakroom, 4 good sized bedrooms, Bedroom 1 with en-suite shower, modern bathroom with shower, PVCu fascia and soffit boards, double width block paved driveway, landscaped enclosed rear garden with a porcelain patio and garage.

The property is ideally located close to all local amenities, including local shops, schools and regular public transport services.

Ideally positioned for commuting to all major road links such as the A5, M69, M1 and M6.

VIEWING ESSENTIAL.



Recessed porch.
Outside light point.

Reception hall. 16'6" (max) x 11'8" (max). (5.04 (max) x 3.57 (max).)
Composite double glazed door, downlights to the ceiling, coving, radiator, ceramic tiled floor and staircase with spindled balustrade.

Guest cloakroom (side). 7'4" (max) x 4'5" (max). (2.25 (max) x 1.36 (max).)
Suite in white, low flush wc, wash hand basin in vanity with twin base drawers finished in high gloss white, ceramic tiled floor, obscure PVCu double glazed window and radiator.

Attractive lounge (front). 16'2" (into bay) x 11'7" (max) (4.94 (into bay) x 3.54 (max))
Walk in PVCu double glazed bay window, room sealed gas fire, ceramic tiled floor, coving and radiator.

Luxury fitted breakfast kitchen/dining room (rear) 24'2" (max) x 11'9" (max). (7.39 (max) x 3.60 (max).)
Feature stainless steel sink, range of attractive base units finished in high gloss (dark grey tall cupboard, split level induction hob, extractor hood, fitted fridge, fitted freezer, solid oak work surfaces. PVCu double glazed window, downlights to the ceiling, ceramic tiled floor, ladder style radiator, PVCu double glazed patio doors and a wall mounted Worcester gas fired condensing combination boiler,

Victorian conservatory (rear). 11'2" (max) x 8'8" (max). (3.41 (max) x 2.66 (max).)
Multi pitched double glazed roof, PVCu double glazed windows, ceramic tiled floor, and twin PVCu double glazed French doors.

First floor landing. 13'11" x 8'11" (max). (4.25 x 2.73 (max).)
Linen cupboard, roof void access, downlights to the ceiling and smoke alarm.

Bedroom 1 (front). 10'11" x 10'10". (3.33 x 3.31.)
PVCu double glazed window, radiator and fitted twin double glazed wardrobes.

En suite shower (front). Fully tiled. 7'3" (max) x 5'5" (max). (2.21 (max) x 1.67 (max).)
Suite in white, fitted shower cubicle with an electric shower with side screen, low flush wc, wash hand basin in vanity with base doors in high gloss white, ceramic tiled floor, ladder style radiator, downlights to the ceiling and extractor fan.

Bedroom 2 (rear). 12'9" (max) x 8'11" (max). (3.90 (max) x 2.74 (max).)
Fitted double wardrobe, radiator and PVCu double glazed window.

Bedroom 3 (rear). 11'5" (max) x 10'6". (3.49 (max) x 3.21.)
Fitted twin double wardrobes, radiator and PVCu double glazed window.

Bedroom 4 (front). 9'7" (max) x 7'5" (max). (2.93 (max) x 2.27 (max).)
PVCu double glazed window and radiator.,

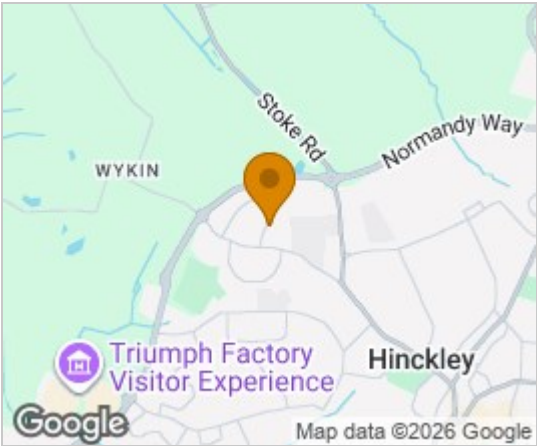
Modern bathroom (side) Fully tiled. 9'9" (max) x 6'5" (max). (2.98 (max) x 1.98 (max).)
Full suite in white, 'P shaped' bath with an electric shower and glazed screen, wash hand basin, low flush wc, downlights to the ceiling, obscure PVCu double glazed window, shaver point and downlights to the ceiling.

Outside.
Front garden with a block paved double width driveway, lawn and gated side access.

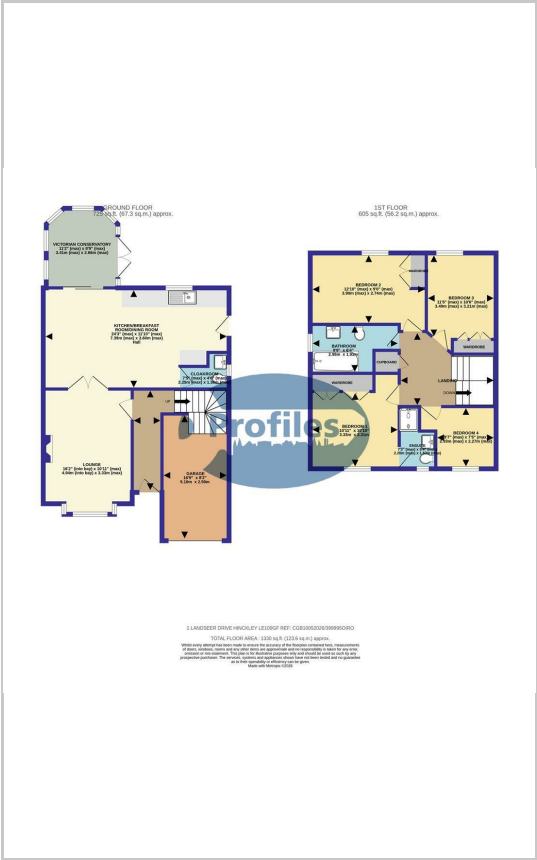
Enclosed landscaped rear garden, artificial lawn, porcelain patio, raised flower beds, outside light point and water tap.

Garage. 16'8" x 8'2". (5.10 x 2.50.)
Up and over electric door, light and power points and interior door access via the entrance hall.

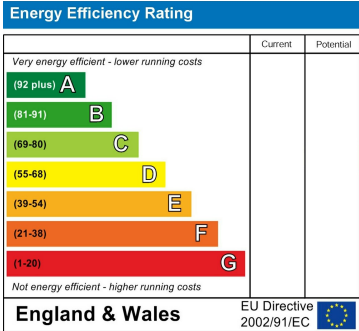
Area Map



Floor Plans



Energy Efficiency Graph



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