

7 Eskdale Road

, Hinckley, LE10 0NW

Offers In The Region Of £235,000

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Deceptively spacious traditional 3 bedroomed extended semi detached house. Additional benefits of PVCu double glazed, gas central heated (combination boiler), spacious lounge/dining room, extended breakfast kitchen, modern bathroom with shower workshop store/ potential home office, 2 car block paved driveway.

Ideally located in walking distance of all local amenities and accessible for commuting to all major road networks such as M69, M1, M6 and A5.

MUST BE VIEWED.

NO CHAIN.







Reception hall. 3'3" x 2'8". (1.01 x 0.82.)
Obscure PVCu double glazed door, ceramic tiled floor and radiator.

Spacious through lounge / dining room 23'7" (into bay) x 15'5" (7.21 (into bay) x 4.71)
Parquet wooden block herringbone floor, walk in PVCu double glazed bay window, open hearth fire in attractive surround with cast iron gate, square archway through the arch, 3 radiators, PVCu double glazed side window and under stairs cupboard off.

Extended breakfast kitchen 15'7" x 8'8" (4.76 x 2.66)
PVCu double glazed picture window, one and a half bowl sink unit, range of base and wall units (6 base and 5 wall units), associated work surfaces, plumbing for washing machine, split level electric hob, electric fan assisted oven and grill, central heating radiator, ceramic tiled floor, PVCu double glazed side door, and ceramic wall tiling.

Landing 6'7" x 5'7" (min). (2.02 x 1.72 (min).)
PVCu double glazed side window, roof void access hatch and smoke alarm.

Bedroom 1 (front) 15'0" (into bay) x 9'9" (4.59 (into bay) x 2.98)
Walk in PVCu double glazed bay window, radiator and fitted twin double wardrobes.

Bedroom 2 (rear) 11'1" x 9'9" (3.38 x 2.98)
PVCu double glazed window, coving and radiator.

Bedroom 3 (front) 7'11" x 7'3" (2.42 x 2.23)
Fitted double wardrobes, PVCu double glazed window, coving and radiator.

Bathroom, fully tiled (front) 7'6" x 5'8" (2.29 x 1.72)
Full suite in white, panel bath with electric shower and side glazed screen, pedestal wash hand basin, low flush wc, ladder style central heating radiator and obscure PVCu double glazed window.

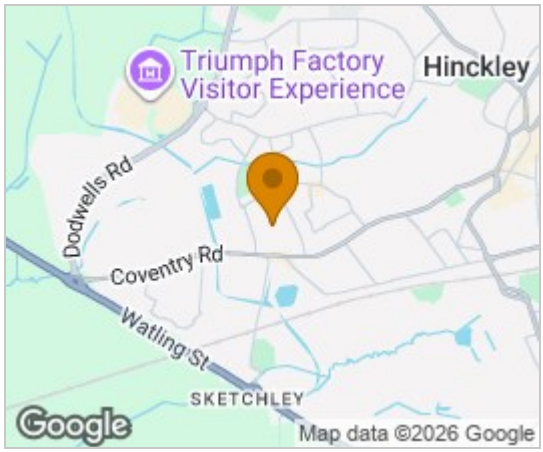
Outside
Enclosed rear garden with established lawn, barbecue pergola, workshop (4.8m x 4.8m).

Outside WC 2.16m x 1.21m

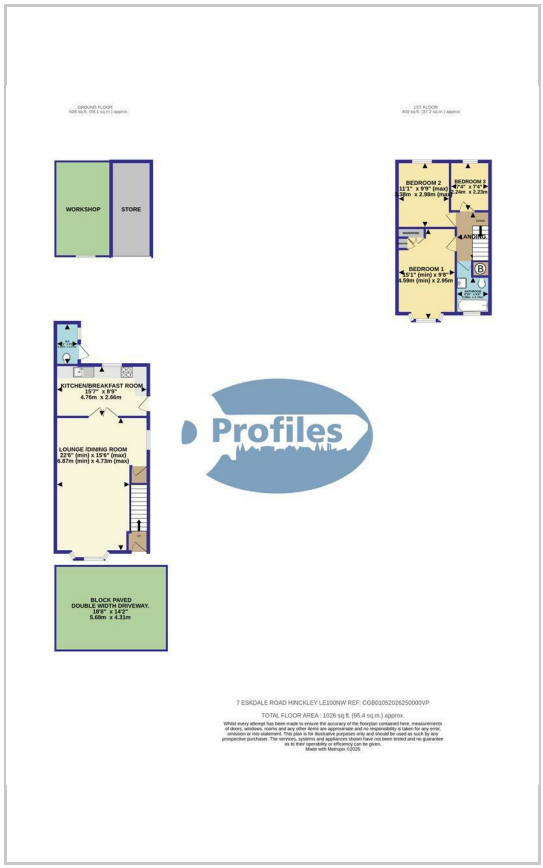
Front garden with block paved driveway with parking for 2 cars.

Workshop 16'6" x 14'1" (5.03 x 4.28)
With up and over door, leaded PVCu double glazed side window.

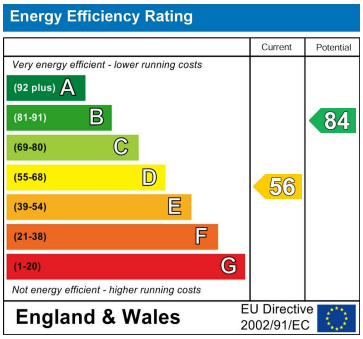
Area Map



Floor Plans



Energy Efficiency Graph



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