



## 8 Trevor Road

, Hinckley, LE10 1JD

Offers In The Region Of £249,950



A tastefully decorated well appointed traditional style semi detached house. The property has been maintained to high standard throughout. Additional benefits of gas central heating (condensing combination boiler), PVCu double glazed, spacious breakfast /kitchen/ dining room, utility room, attractive lounge, modern bathroom with shower, established picturesque rear garden, front garden with driveway and conservatory.

Located in one of Hinckley's most sought after locations, close to all local amenities and accessible for commuting to all major road links, such as the A5. M69, M1 and M6.

MUST BE VIEWED.



## Canopy porch

### Reception hall. 3'6" x 3'0". (1.07 x 0.93.)

Traditional wooden door and staircase.

### Attractive lounge (front). 13'5" (into bay) x 13'5" (max). (4.10 (into bay) x 4.09 (max).)

Feature wood burner in an attractive surround with a raised hearth, walkin PVCu double glazed bay window, coving and radiator,

### Spacious breakfast kitchen/dining room (rear). 16'4" (max) x 12'0" (max) (5.00 (max) x 3.67 (max))

1 1/2 bowl stainless steel sink unit, range of attractive base and wall units (7 base and 6 wall) finished in soft cream, associated work surfaces, wall mounted fan assisted gas fired condensing combination boiler, laminate floor, radiator and twin PVCu double glazed french doors and coving.

### Utility room/wc (side). 6'3" x 5'9". (1.91 x 1.77.)

Obscure PVCu double glazed window, belfast sink, plumbing for washing machine, 2 wall units and ceramic tiling.

### 'P shaped' conservatory (rear). 15'0" (max) x 11'11" (max). (4.59 (max) x 3.64 (max).)

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

### First floor landing. 11'5" (max) x 6'7". (3.49 (max) x 2.02.)

PVCu double glazed side window.

### Bedroom 1 (front). 13'0" x 12'0". (3.98 x 3.67.)

PVCu walkin bay window, fitted wardrobe with hanging rail and radiator.

### Bedroom 2 (rear) 11'11" x 9'7" (3.64 x 2.93)

PVCu double glazed window, radiator, and roof void acces leading to a fully boarded roof void /playroom (3.31m x 3.58 m) with double glazed velux roof light.

### Modern bathroom (rear). 8'6" x 6'5". (2.60 x 1.97.)

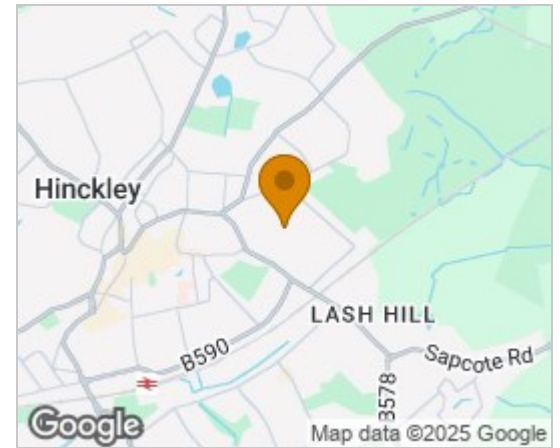
Full suite in white, corner bath with mixer shower, wash hand basin, low flush wc, ceramic wall tiling, chrome ladder style radiator and linen cupboard with radiator.

## Outside.

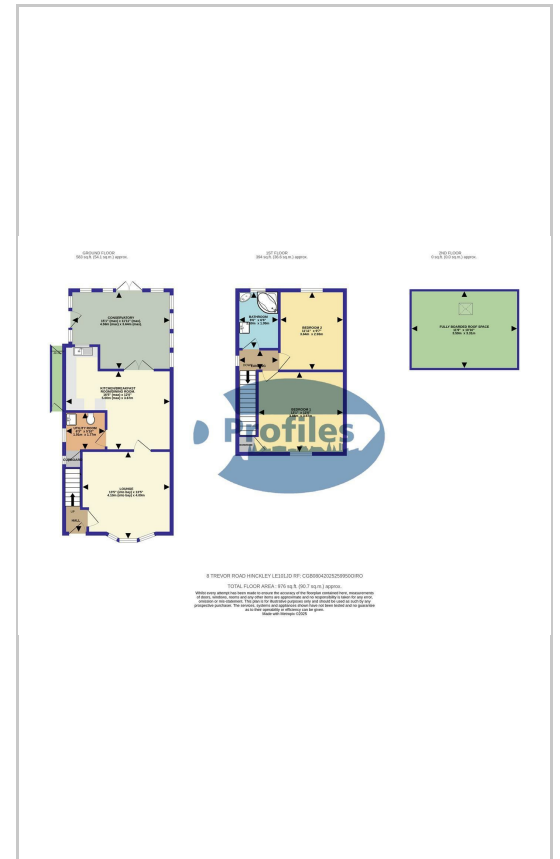
Established easterly facing picturesque rear garden, with lawn, patio, pergola, garden shed, greenhouse, pond and side gated access.

Front garden with driveway.

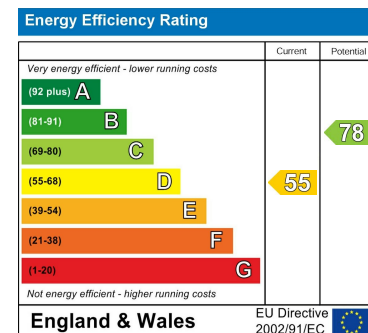
## Area Map



## Floor Plans



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.