



69 Newstead Avenue

Burbage, Hinckley, LE10 2JA

Offers In The Region Of £295,000



An extended traditional style 3 bedroom semi detached house, located in one of Hinckley's most desirable locations. The property has the additional benefits of gas central heating (condensing combination boiler), PVCu double glazing, extended kitchen, sun lounge, spacious lounge, bathroom with shower, established south easterly facing rear garden, gated secure parking, driveway, detached garage,

Ideally located close all local amenities and accessible for commuting to major road links such as the A5, M69, M1 and M6.

MUST BE VIEWED.



Fully enclosed porch. 6'4" x 2'8". (1.95 x 0.82.)

Reception hall. 8'3" x 5'8". (2.52 x 1.74.)

Staircase with a spindle balustrade, radiator, understairs cupboard, smoke detector and coving.

Spacious through lounge. 21'8" (max) x 11'10" (max). (6.62 (max) x 3.62 (max).)

PVCu double glazed bow window, feature live gas fire in an attractive surround, radiator, PVCu double glazed rear door and window.

Extended breakfast /kitchen (rear). 16'11" (max) x 7'11" (max) (5.16m (max) x 2.41m (max))

Stainless steel sink, range of base and wall units (5 base, tall cupboard and 4 wall), associated work surfaces, integral breakfast bar, wall mounted fan associated gas fired condensing combination boiler (Ideal Logic C30), radiator, terrazzo tiled floor, plumbing for a washing machine, split level gas hob and electric (fan assisted) oven and extractor hood (ducted).

Sun lounge (rear). 13'6" x 8'7". (4.13 x 2.64.)

Twin PVCu double glazed French doors. PVCu double glazed windows. laminate floor and radiator.

First floor landing. 8'2" x 5'10". (2.49 x 1.78.)

PVCu double glazed side window, coving, roof void access and roof void access hatch.

Bedroom 1 (rear) 12'5" x 12'2" (max). (3.81 x 3.71 (max).)

Fitted wardrobes (2 double and one single), fitted dressing table with twin base drawers, twin stand alone bed base units, radiator and PVCu double glazed window.

Bedroom 2 (front). 12'2" (max) x 8'8" (max). (3.71 (max) x 2.65 (max).)

PVCu double glazed window, radiator and coving.

Bedroom 3 (front). 8'7" x 6'0". (2.63 x 1.83.)

Fitted double wardrobe, PVCu double glazed window, radiator and coving.

Bathroom (rear). Fully tiled. 7'6" x 5'7". (2.29 x 1.71.)

Full suite in white, panel bath with mixer shower, wash hand basin, low flush wc, coving, laminate floor, downlights to the ceiling, radiator and obscure PVCu double glazed windows to the front and side elevations.

Outside.

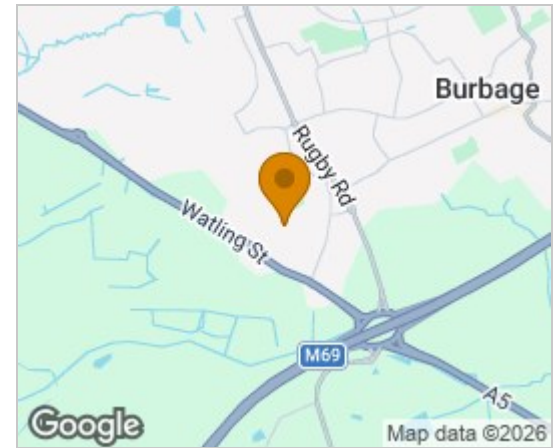
Enclosed front garden, with driveway and double gates leading to secure parking.

Enclosed southerly easterly facing rear garden, with an established lawn, paved patio and water tap.

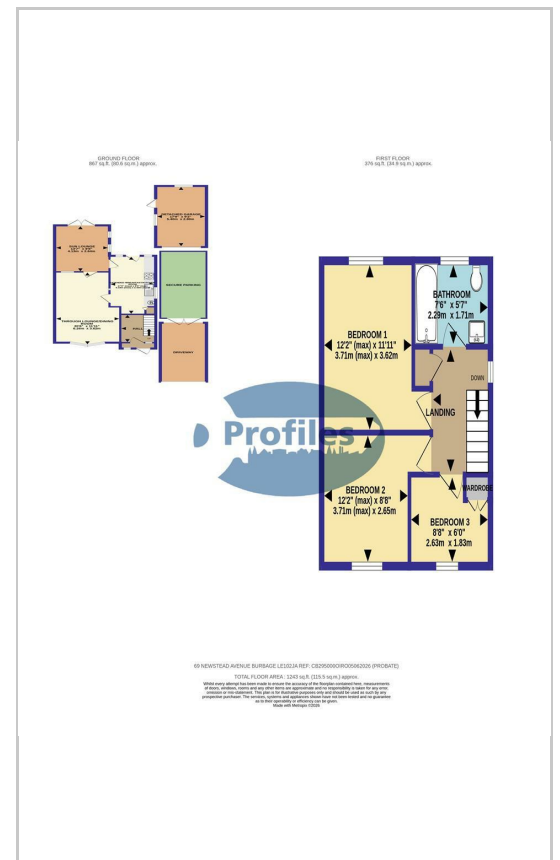
Detached garage. 17'8" x 9'2" (5.40 x 2.80)

Rear window, side door and electric (remotely controlled) up and over front door.

Area Map



Floor Plans



Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

28-30 New Buildings, Hinckley, Leicestershire, LE10 1HW

Tel: 01455 613555 Email: profilesea@aol.com <https://www.profiles-estates.co.uk>