



## 29 Wendover Drive

, Hinckley, LE10 1UQ

Offers In The Region Of £425,000



An immaculately presented, show standard, vastly extended, 4 bedroom, 2 bathroom family detached house occupying a secluded cul de sac position and approached via a private shared driveway. The property has the additional benefits of gas central heating (combination boiler), PVCu double glazing, luxury fitted breakfast kitchen, guest cloakroom, attractive through lounge, bedroom 1 with ensuite bathroom, luxury shower room, full width conservatory /sun lounge, utility room, picturesque established gardens, 3/4 car driveway, garage, PVCu fascia and soffit boards etc.

Ideally located within one of Hinckley's most popular and sought after locations, close to all local amenities, including local shops, regular transport services and schools.

The property is accessible for commuting to all major road links such as the A5, M69, M1 and M6.

VIEWING ESSENTIAL.



## Canopy porch

### Reception hall. 17'8" (max) x 7'6". (5.39 (max) x 2.30.)

Porcelain tiled floor with under floor heating, composite double glazed door, under stairs cupboard, feature staircase with inset glass balustrade and radiator.

### Guest cloakroom (front). 4'11" x 3'4". (1.52 x 1.02.)

Porcelain tiled floor with under floor heating, wash hand basin. low flush wc, obscure PVCu double glazed window and ceramic wall tiling.

### Attractive through lounge. 18'0" x 10'9". (5.51 x 3.30.)

Engineered oak floor, ladder style radiators, PVCu double glazed window and PVCu double glazed patio doors.

### Luxury fitted breakfast kitchen (through). 18'0" x 8'10" (max). (5.51 x 2.70 (max).)

Stainless steel sink, a comprehensive range of attractive base and wall units inclusive of base pan drawers finished in high gloss white with contrasting solid polished granite work surfaces, 3 tall fitted cupboards finished in high gloss white, split level induction hob, electric (fan assisted) oven, extractor hood (ducted), integrated dish washer, porcelain tiled floor with under floor heating, PVCu double glazed window, PVCu double glazed sliding patio doors.

### Utility room (rear). 8'3" x 8'0". (2.54 x 2.45.)

A wall mounted (fan assisted) gas fired combination boiler (Baxi Duo Tec 2 combi 40a), composite sink, PVCu double glazed window and PVCu double glazed door.

### Spacious full width conservatory/sun lounge (rear) 26'10" x 8'5" (8.19 x 2.58)

LVT floor, double glazed polycarbonate roof, twin PVCu double glazed French doors, PVCu double glazed windows, and an electric fire.

### First floor landing. 9'6" (max) x 9'2" (max). (2.91 (max) x 2.80 (max).)

Roof void access hatch leading partially boarded roof void via retractable aluminium ladder.

### Extended bedroom 1 (rear). 20'4" x 6'6" 27'5" (6.21 x 2.84.)

PVCu double glazed window and radiator,

### Ensuite bathroom (rear). 8'7" x 7'9". (2.64 x 2.38.)

Full suite in white, free standing clawfoot bath with chrome mixer shower, wash hand basin in vanity. low flush wc, corner fitted separate shower cubicle with an electric shower, chrome ladder style radiator, downlights to the ceiling and obscure PVCu double glazed window.

### Extended bedroom 2 (front). 17'6" x 8'3", (5.35 x 2.54.)

PVCu double glazed window and radiator.

### Bedroom 3 (rear). 11'1" x 9'3". (3.40 x 2.84.)

PVCu double glazed window, radiator and fitted cupboard.

### Bedroom 4 (front). 8'6" x 8'3". (2.60 x 2.53.)

PVCu double glazed window and radiator.

### Luxury shower room. Fully tiled. 9'0" x 5'4". (2.76 x 1.65.)

Suite in white, double infinite shower cubicle with a chrome mixer shower, wash hand basin set in vanity unit, low flush wc with concealed cistern, obscure PVCu double glazed window, downlights to the ceiling, extractor fan, porcelain tiled floor with underfloor heating,

## Outside.

Enclosed front garden with tarmac drive with parking for up to 4 cars and side gated access..

Enclosed rear garden, lawn and patio area.

Spacious enclosed side garden with established lawn

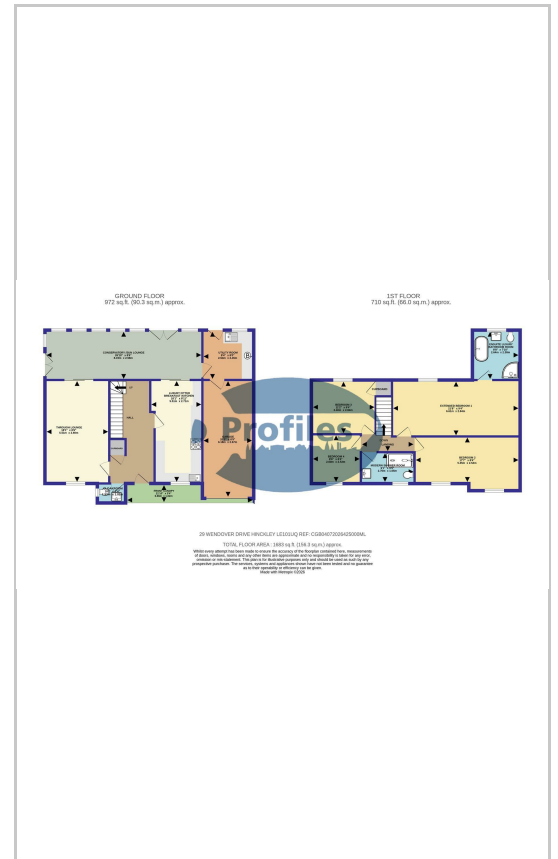
### Garage. 18'0" x 10'9". (5.51 x 3.30.)

Electric up and over door, power and light point, interior door to the utility room.

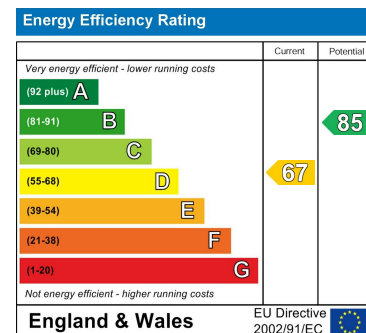
## Area Map



## Floor Plans



## Energy Efficiency Graph



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