

87 Windrush Drive

, Hinckley, LE10 0NY

Offers In The Region Of £240,000

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A tastefully decorated, extended, 3 bedroom, mid town house, constructed by the reputable David Wilson Homes. The property has the additional benefits of gas central heating (combination boiler), PVCu double glazed, attractive lounge, separate dining room, modern fitted kitchen, utility room / guest cloakroom, Victorian conservatory, 3 double bedrooms, modern bathroom with shower, gardens front and rear, driveway, water meter, alarm, EV charge etc.

Ideally located close to all local amenities, including local shops, schools and regular transport services.
The property is within commuting distance of all major road links such as the A5, M69, M1 and M6.

MUST BE VIEWED.







Reception hall. 3'6" x 3'6". (1.09 x 1.07.)
Laminate floor, radiator and obscure double glazed door.

Spacious lounge (front). 18'6" x 12'0". (5.65 x 3.66.)
Staircase with spindled balustrade, laminate floor, walk-in PVCu double glazed bay window, feature fireplace with raised hearth, and radiator.

Dining room (front). 9'11" x 8'5", (3.04 x 2.59,)
PVCu double glazed window, laminate floor, ladder style radiator and fitted double cupboard with adjacent shelving.

Utility room /Guest cloakroom (rear). 8'5" x 6'11". (2.58 x 2.11.)
Chrome ladder style radiator, obscure PVCu double glazed door, low flush wc, wash hand basin in vanity unit.

Victorian conservatory (rear). 9'9" (max) x 7'10". (2.98 (max) x 2.41.)
PVCu double glazed windows, PVCu double glazed French doors, laminate tiled effect floor and multi pitched polycarbonate roof.

First floor landing. 12'0" (max) x 9'4" (max) (3.68 (max) x 2.87 (max))
Roof void access hatch, linen cupboard with a wall mounted gas fired combination boiler (Vaillant Eco Plus 832).

Bedroom 1 (front). 12'0" x 11'11". (3.67 x 3.65.)
PVCu double glazed window and radiator.

Bedroom 2 (front). 11'5" x 9'1". (3.50 x 2.77.)
PVCu double glazed window and radiator,

Bedroom 3 (rear). 9'9" x 8'9". (2.99 x 2.67.)
PVCu double glazed window and radiator.

Modern bathroom (rear). 7'9" x 5'9". (2.38 x 1.77.)
Full suite in white, Panel bath with an electric shower with glazed side screen, wash hand basin, low flush wc, ceramic wall tiling and chrome ladder style radiator.

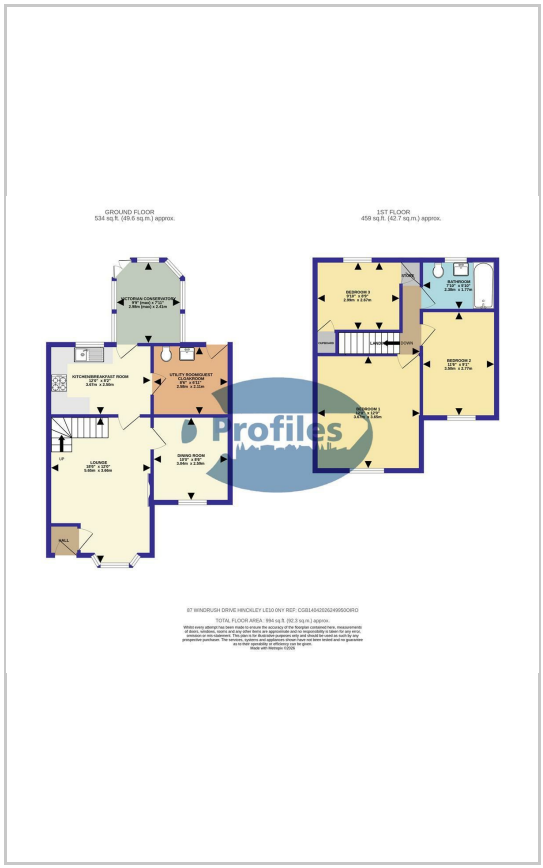
Outside.
Front garden with driveway.

Enclosed rear garden with paved patio, lawn and water tap.

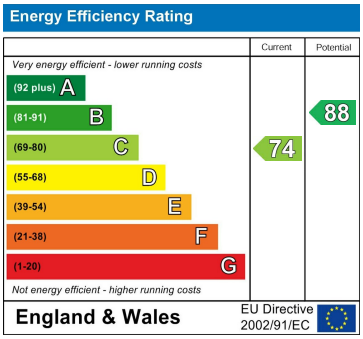
Area Map



Floor Plans



Energy Efficiency Graph



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