

# 86 Hinckley Road

, Barwell, LE9 8DJ

## Offers In The Region Of £535,000

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A spacious, bespoke designed, extended 4 bedroom family detached dormer bungalow, set in established gardens and occupying a secluded position. The property has the benefits of PVCu double glazing, gas fired central heating, modern fitted breakfast kitchen/dining room, attractive lounge, family room, 3 modern shower rooms, utility room, guest cloakroom, garage and newly resurfaced driveway with parking for several cars,

Potential for separate self contained annex.

Ideally located within walking distance of local amenities and is accessible for commuting via all major road links such as M69, M1, M6 & A5.

Must be viewed.







**Reception Porch**
With composite PVCu double glazed door and adjacent PVCu double glazed window.

**Reception Hall**
With herringbone wooden parquet flooring and staircase to first floor.

**Bedroom 2 (front) 14'10" x 12'6" (4.53 x 3.82)**
PVCu double glazed windows to front and side, radiator, fitted wardrobes, bench seat, down lights and coving.

**Bedroom 3 (front) 14'11" (max) x 11'6" (max) (4.55 (max) x 3.50 (max))**
With PVCu double glazed window and radiator.

**Modern Shower Room (side) 10'9" (max) x 8'3" (max) (3.28 (max) x 2.52 (max))**
Fully tiled shower room with walk in chrome mixer shower, WHB in vanity unit with two base doors, ceramic tiled flooring and obscure PVCu double glazed window.

**Separate WC 6'6" x 2'7" (1.97 x 0.80)**
With low flush WC, ceramic wall tiling and obscure PVCu double glazed window.

**Spacious Kitchen/Breakfast Room (rear) 23'7" (min) x 20'6" (min) (7.20 (min) x 6.25 (min))**
With one and a half bowled sink unit, range of attractive base and wall units finished in high gloss white (10 base and 8 wall) PVCu double glazed door, PVCu double glazed window, fitted dishwasher, fitted fridge, fitted freezer, extractor hood, ceramic tiling, down lights to ceiling, fitted Rangemaster and porcelain tiled floor.

**Spacious Lounge (front) 23'7" x 13'4" (7.20 x 4.07)**
With fitted wood burner, radiator and PVCu double glazed windows to front and side.

**Bedroom 1 (side) 18'6" (max) x 14'1" (max) (5.65 (max) x 4.29 (max))**
With double glazed Velux roof light, laminate flooring and radiator.

**Family Room (rear) 21'0" x 18'1" (6.41 x 5.52)**
With PVCu double glazed windows, radiator and laminate flooring.

**Shower Room 8'3" x 6'9" (2.52 x 2.06)**
Fitted shower cubicle, electric shower, WHB in vanity unit, low flush WC, laminate flooring, chrome ladder style radiator and obscure PVCu double glazed window.

**Conservatory (rear) 13'0" x 12'10" (3.96 x 3.90)**
With flag stone style flooring, twin PVCu double glazed French doors, adjacent PVCu double glazed windows.

**Inner Lobby 14'0" (max) x 8'11" (max) (4.27 (max) x 2.71 (max))**
With PVCu double glazed door and laminate flooring

**Utility Room (side) 8'10" x 8'0" (2.69 x 2.45)**
With stainless steel sink unit, two base units, associated work surfaces, quarry tiled floor, wall mounted gas fired condensing boiler and adjacent cylinders.

**Cloakroom 8'0" x 3'3" (2.45 x 0.99)**
With low flush WC, WHB and quarry tiled floor.

**First Floor Landing**
With access to part boarded eaves.

**Bedroom 4 (front) 22'10" x 11'2" (6.97 x 3.40)**
PVCu double glazed window to front and side, laminate flooring, radiator and fitted wardrobe.

**Shower Room 10'4" x 7'7" (3.15 x 2.31)**
Fitted shower cubicle with chrome mixer shower, obscure PVCu double glazed window, low flush WC, WHB in vanity unit and laminate flooring.

**Outside**
Front garden with lawn and parking for several cars.

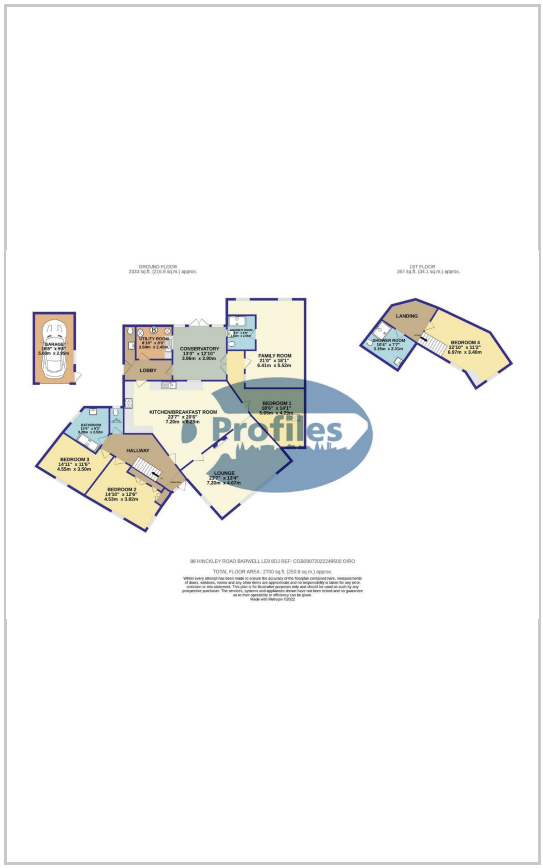
Gated access to enclosed side patio leading to enclosed rear garden with established lawn, patio

**Detached Garage 16'9" x 9'8" (5.10 x 2.95)**
With up and over door, light power, side window and door.

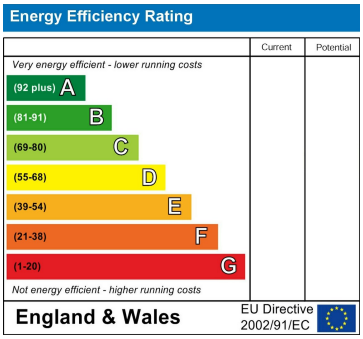
## Area Map




## Floor Plans




## Energy Efficiency Graph




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