



63 Windrush Drive,
Hinckley, LE10 0NY





Offers Over £355,000

GENERAL

A stylish family house which has been significantly upgraded over the years. On the ground floor there is a fabulous living kitchen with french doors opening onto the garden and also opening into the sitting room, creating a large open plan living area. The accommodation is completed on the ground floor by a home office/family room, utility and cloakroom. On the first floor there is a master bedroom with a luxurious contemporary en suite, three further bedrooms and a fashionable bathroom. The garden has been landscaped with a large terrace adjoining the house.

LOCATION

Hinckley is a market town located midway between the cities of Leicester and Coventry, The town offers a wide range of amenities and there are excellent road links via the A47, A5, M1, M6 and M69. There is a railway station with direct services to Birmingham and Leicester.

THE HOUSE

The accommodation is arranged over two floors as follows.

ENTRANCE HALL

With tiled floor and inner door to reception hall.

RECEPTION HALL

With balustrade staircase rising to the first floor. Central heating radiator. Door to cloakroom.

HOME OFFICE/FAMILY ROOM

3.71m x 2.44m (12'2" x 8')

This room would make a perfect home office. There is a store cupboard and central heating radiator.

SITTING ROOM

5.69m x 3.18m (18'8" x 10'5")



A delightful room with bay window. There is coving to the ceiling and provision for a wall mounted television. Central heating radiator.

The sitting room opens directly into the living kitchen creating a large open plan living space, perfect for family life and entertaining.

LIVING KITCHEN

5.92m x 3.25m red to 2.87m (19'5" x 10'8" red to The living kitchen overlooks the garden

KITCHEN AREA

The kitchen area is fitted with a comprehensive range of cream base and wall units with heavy hardwood work surfaces incorporating a Belfast sink with mixer tap over and a "Leisure" oven with a four ring gas hob, griddle, grill and extractor hood above. The integrated appliances include a fridge/freezer and dishwasher. There is tiling to the splash backs and tiled floor. French doors open from the dining area into the garden. Door to utility.

UTILITY

1.91m x 1.55m (6'3" x 5'1")
Fitted with a range of base units matching those in the kitchen. There is a single drainer sink unit, plumbing for washing machine.

CLOAKROOM

Wash hand basin with tiled splash back, low flush lavatory. Central heating radiator.

ON THE FIRST FLOOR

Stairs rise from the reception hall to the galleried landing.

GALLERIED LANDING

Opening off the galleried landing are the bedrooms and family bathroom.

MASTER BEDROOM

3.58m x 3.45m (11'9" x 11'4")
An impressive room with a bank of fitted wardrobes running along one wall. Central heating radiator.

EN-SUITE

The en-suite has been re fitted with considerable style. There is a traditional wash hand basin set on vanity unit, a designer radiator and a shower with rainfall and hand held shower attachments. Tiled finish to floor.

BEDROOM TWO

3.12m x 2.54m (10'3" x 8'4")
Overlooking garden. Fitted wardrobe, wood style floor. Central heating radiator.

BEDROOM THREE

3.51m x 2.90m max (11'6" x 9'6" max)
Fitted wardrobe, wood style floor. Cental heating radiator.

BEDROOM FOUR

2.29m x 2.01m (7'6" x 6'7")
Overlooking garden, wood style floor, central heating radiator.

BATHROOM

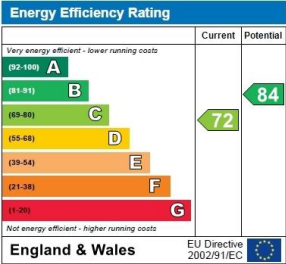
The bathroom has been fitted in a similar style to the en-suite. There is a suite comprising a panelled bath with rainfall and hand held shower attachments and shower screen. There is a traditional wash hand basin set on vanity unit, tiled finish to floor and designer radiator.

OUTSIDE TO THE FRONT

A drive leads to a STORE with up and over door.

THE MAIN GARDEN

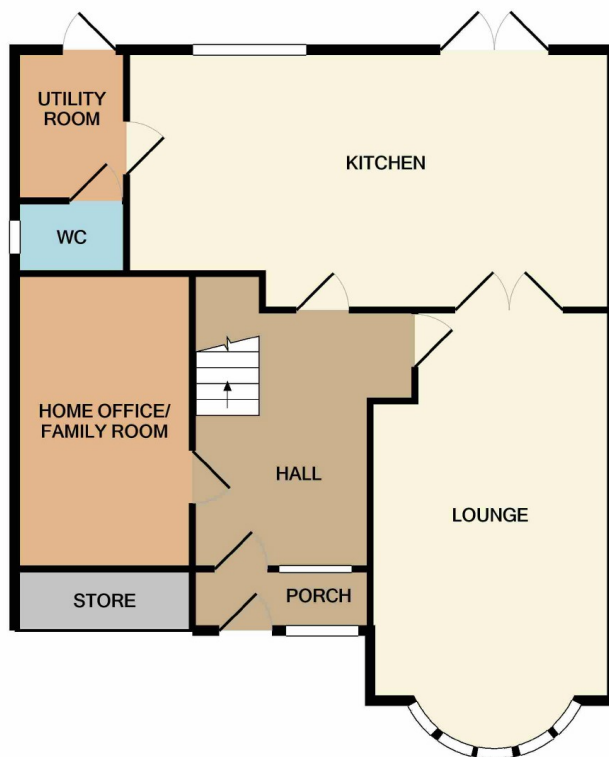
The garden is principally lawned with a large terrace adjoining the house.











GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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