



19 De Montfort Road, Hinckley, LE10 1LQ
Offers in excess of £600,000

wards
Residential

Freehold. A superb opportunity to acquire a show standard, four bedroom executive residence, located on a superb plot of just less than a quarter of an acre, on one of Hinckley's most sought after roads. The property has been comprehensively modernised in a contemporary style by the current owners and is within easy walking distance of the town centre and both primary and secondary schooling facilities. The extensive accommodation briefly comprises: Ground Floor: Porch, Reception Hall, Lounge, Dining Room, Kitchen, Utility Room, integral Garage and Lobby. First Floor: Four Bedrooms and Family Bathroom. Externally, the property has a large plot of circa 0.22 acres (0.09 ha) and benefits from a stoned driveway to the front elevation along with extensive gardens to the rear, with two summerhouses and a patio adjacent to the house. Majority UPVC double glazing and gas fired central heating.

Porch

1.65 x 2.4 Metres

With solid wood floor with inset door mat and feature art deco red radiator. Composite front door, UPVC double glazed side window, two windows to the side elevation and further window to the Lounge.

Reception Hall

5.45 x 3.21 Metres

With feature open staircase, art deco nickel radiator, hive heating control and geometric floor tiling. Sliding industrial style oak double doors to the Lounge. Composite front door and UPVC double glazed side windows to the Porch.

Lounge

10.09 x 4.38 Metres

With wood burner on a slate hearth with wooden beam over. Nickel art deco radiator and divider to office area. UPVC double glazed bay window with plantation shutters to the front elevation and UPVC double glazed French doors to the rear.



Shower Room

2.78 x 1.55 Metres

Fitted with a contemporary three piece white suite comprising wash hand basin over vanity unit, low flush WC and shower in a double width chrome enclosure. Heated towel rail, ceiling spotlights and extractor fan. Full height wall and floor tiling. UPVC double glazed window to the front elevation.

Kitchen

4.03 x 5.31 Metres

Fitted with a superb range of contrast dark blue and grey base and wall units with Carrera marble quartz working surfaces over. Double sink with drainage grooves each side. Fitted with an excellent range of integrated appliances including AEG induction hob, two AEG single ovens, BOSCH dishwasher and full height fridge and freezer. Breakfast bar with over island feature light fitting. Herringbone laminate oak flooring, two art deco nickel radiators and ceiling spotlights. Two metal framed double glazed black windows to the rear elevation, with door to the Lobby. Airing cupboard with Worcester gas fired central heating boiler and automatic lighting.

Utility Room

1.29 x 3.87 Metres

With matching grey base and wall units (including a pantry cupboard) with Carrera marble quartz work surface over and Belfast sink. Plumbing for a washing machine, nickel radiator and UPVC double glazed window to the front elevation.

Garage

3.1 x 8.45 Metres

With power, lighting, roller shutter door and window to the Lobby.

Lobby

1.45 x 6.31 Metres

With loft access hatch and tiled floor. Two timber single glazed windows to the side elevation and UPVC double glazed door to the front and rear with side windows.





Landing

1.79 x 5.63 Metres

With loft access hatch and eaves storage.

Bedroom 1

5.53 x 3.29 Metres

With two Velux skylights and UPVC double glazed doors to the rear.

Bedroom 2

5.56 x 3.14 Metres

With fitted wardrobes, eaves storage and UPVC double glazed window to the rear.

Bedroom 3

2.28 x 3.2 Metres

With UPVC double glazed window to the front.

Bedroom 4

2.2 x 3 Metres

With UPVC double glazed window to the rear.

Bathroom

2.2 x 3.22 Metres

With four piece white suite comprising wash hand basin on an oak vanity unit, low flush WC, shower in a large chrome cubicle and semi-freestanding bath with shower attachment. Two heated towel rails and extractor fan. Full height tiled walls and vinyl flooring. UPVC double glazed window to the front elevation.



Outside

To the front elevation, there is a stoned driveway with block paved edging, a brick wall abutting the pavement and interspersed shrubs.

To the rear elevation, the gardens are a superb feature of the property. The gardens are predominantly laid to lawn with attractive shrubbery borders and interspersed trees. There is a porcelain patio area adjacent to the dwelling, fitted with an outdoor kitchen and with a feature pergola over. There are two timber outdoor buildings within the plot, both with power and lighting and one with UPVC double glazed sliding anthracite doors and the other with UPVC double glazed French doors. These multifunction buildings are currently used as a band room and gym room, however, could be suitable for a home office/studio or other uses (subject to planning permission). The gardens are enclosed by predominantly timber fencing and benefit from side access from the front elevation.

EPC Rating - to be supplied

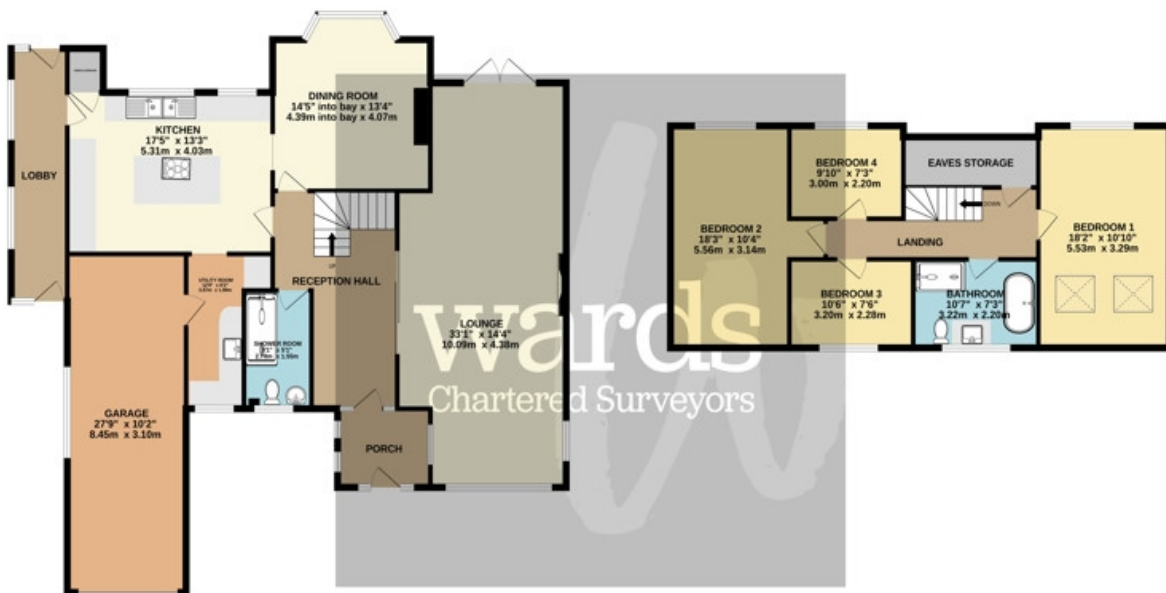
Council Tax Band - F

Call 01455 251771 to make an appointment to view this property



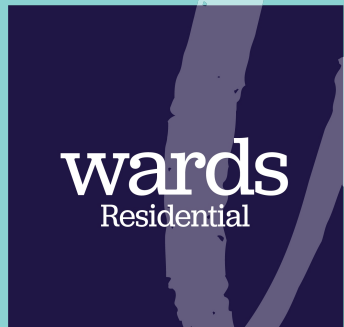
GROUND FLOOR
1551 sq.ft. (144.1 sq.m.) approx.

1ST FLOOR
758 sq.ft. (70.4 sq.m.) approx.



TOTAL FLOOR AREA : 2310 sq.ft. (214.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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