



A completely refurbished 4 bedroom detached executive style property on a highly desirable road in Hinckley close to all amenities and transport network. The property comprises of hall, lounge, breakfast kitchen, separate dining room, downstairs cloak room, 4 bedrooms en-suite to master and family bathroom. Garage and gardens to front and rear.

Stunning breakfast diner  
With log burner  
Fully refurbished modern family bathroom  
4 good sized bedrooms  
Private and attractive gardens  
Viewing highly recommended



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#### **Reception Hall**

Entered via an impressive glazed door with eye catching door furniture, staircase off to first floor, radiator, and under stairs cupboard, doors leading to:

#### **Living Room**

6.22m x 3.67m (20' 5" x 12")  
Having a double glazed window to front aspect, window shutters, TV point, multi-fuel log burner, wooden flooring, access through glazed doors to dining room.

#### **Cloakroom**

Completely refitted with low level WC, vanity sink unit and ample built in storage.

#### **Dining room**

3.76m x 3.25m (12' 4" x 10' 8")  
Having patio door to rear aspect, radiator, fitted carpet.

#### **Breakfast Kitchen**

4.58m x 7.70m (15' x 25' 3")

Double glazed window with patio doors to rear garden,  
A range of wall and base units, with worktop over,  
central island breakfast bar, one and a half inset sink, integrated dishwasher,  
space for range oven  
extractor fan, space for American style fridge freezer Ceramic tiles to walls ,  
wooden flooring,  
spotlights to ceiling, door leading to:

#### **Utility**

2.49m x 2.12m (8' 2" x 6' 11")

Double glazed window to side aspect, range of units with work surface over,  
plumbing for washing machine, space for dryer, one and a half inset sink.

#### **Landing**

Having airing cupboard, access to loft, radiator.

#### **Master Bedroom**

4.59m x 5.29m (15' 1" x 17' 4") (minimum)

Double glazed window to the front of property, window shutters,  
radiator, door through to ensuite.

#### **En-suite**

Having double shower cubicle,, wash hand basin and WC,  
chrome heated towel rail.

#### **Bedroom Two**

4.63m x 4.75m (15' 2" x 15' 7") (minimum)

Having double glazed window to front aspect, radiator and fitted wardrobes.

#### **Bedroom Three**

4.00m x 3.28m (13' 1" x 10' 9")

Double glazed window to rear aspect, radiator.

#### **Bedroom Four**

4.57m x 3.34m (15' x 10' 11")

Double glazed window to rear aspect, radiator.

#### **Family bathroom**

3.78m x 2.49m (12' 5" x 8' 2")

Having been totally re-furbished, with modern bath, double shower cubicle,  
WC, large built in vanity sink with drawers, ceramic tiling, wooden flooring,  
chrome heated towel rail.

#### **Front Garden**

Block paved driveway with mature trees, ample parking space,

#### **Back Garden**

The rear garden is not overlooked and mainly laid to lawn with mature trees and  
shrubs,  
Having a paved patio area.

#### **Garage**

Having an electric up and over door with light, power and water connection.

**Price: £475,000**

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