



Truly exceptional four bedroom detached home in the highly sought after area of Bradgate Road, in close proximity to the golf course, schooling, transport links and local amenities. Having undergone extensive renovations, this individual property now boasts; Entrance hallway, lounge with log burner, study, stunning living kitchen with central island and Quartz work surfaces, utility room, two bedrooms and family bathroom to the ground floor. To the first floor is a galleried landing with storage, master bedroom with Juliet balcony and luxury en suite and further double bedroom with en suite. Externally, there is ample off road parking to the front and large private rear garden. Early viewing is strongly advised to appreciate all this home has to offer.

Exceptional Four bedroom detached home

Highly sought after location

Vastly improved and extended

Luxury living kitchen

Lounge with log burner

Utility room

Two ground floor bedrooms

Family bathroom

Two first floor double en suite bedrooms

Ample off road parking

Large private rear garden

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Entrance Hall

Spacious entrance hallway with double glazed door to the side aspect, laminate flooring, storage cupboard, stair access to first floor, radiators.

Lounge

4.67m max x 4.48m max (15' 4" x 14' 8")

With double glazed windows to the front and side aspect, feature fireplace with log burner inset into hearth, radiator.

Kitchen Breakfast room

7.08m max x 6.48m (23' 3" x 21' 3")

Fabulous professionally fitted kitchen/breakfast room with double glazed French

doors and windows overlooking the rear garden. The kitchen comprises a range of base and eye level kitchen units with contrasting quartz worksurfaces, double Belfast sink, space for large range cooker, space for American style fridge freezer, integrated dishwasher, spacious dining area, radiators, access to:

Utility Room

5.31m x 1.87m max (17' 5" x 6' 2")

With double glazed door to the side aspect and window to the rear aspect, a range of fitted base units with space and plumbing for washing machine and space for dryer, sink and drainer, radiator.

Bedroom Three

4.60m max x 3.39m (15' 1" x 11' 1")

With double glazed window to the front aspect, radiator

Bedroom Four

3.19m x 2.90m (10' 6" x 9' 6")

With double glazed window to the front aspect, radiator

Bathroom

2.83m x 2.69m (9' 3" x 8' 10")

Spacious family bathroom with double glazed window to the front and side aspects, matching bathroom suite comprising shower, freestanding bath, pedestal wash hand basin and low level WC, radiator.

Study

With double glazed window to the side aspect, radiator

First floor landing

5.33m x 2.28m (17' 6" x 7' 6")

Generous first floor landing with velux roof light over stairs, built in storage cupboards and access to:

Bedroom One

5.04m x 4.48m (16' 6" x 14' 8")

With double glazed French doors to Juliet balcony overlooking the rear garden, two velux roof lights, radiator and access to:

En-Suite

3.27m x 2.07m (10' 9" x 6' 9")

With velux roof light, matching bathroom suite comprising corner shower cubicle, vanity wash hand basin, low-level WC, radiator.

Bedroom Two

4.77m x 4.47m (15' 8" x 14' 8")

With double glazed window to the front aspect, velux roof light, radiator.

En-Suite

2.07m x 1.92m (6' 9" x 6' 4")

With velux roof light, matching bathroom suite comprising: corner shower cubicle, vanity wash hand basin and low level WC, radiator.

Rear Garden

Good sized (100 feet) , well established and private rear garden with planted borders and lawn area, patio terrace directly adjacent to the house.

Front Garden

Low maintenance stoned driveway offering ample parking with gated access to rear garden.

Price: £500,000

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