

3 bedroom semi-detached house for sale, Kintyre Close, Hinckley LE10 (169,950 GBP)



Location **West Midlands, Warwickshire**
<https://www.freedasz.co.uk/x-160457-z>

A well maintained, three bedroomed semi-detached house in popular and convenient location. The property has the benefit of UPVC double glazing, gas fired central heating, secure parking. Fully Enclosed Porch (1.80m x 0.55m (5'11" x 1'10")) Having obscure UPVC double glazed door, obscure UPVC double glazed window. Reception Hall (4.35m x 1.84m (14'3" x 6'0")) Having staircase to first floor, central heating radiator, laminate flooring, cloaks cupboard off. Lounge (Front) (5.35m max x 3.36m (17'7" max x 11'0")) Having UPVC double glazed window, central heating radiator, gas fire in Adams style surround. Dining Room (Rear) (3.16m x 2.62m (10'4" x 8'7")) Having UPVC double glazed French doors to rear, laminate flooring, central heating radiator. Kitchen (Rear) (3.64m x 1.63m (11'11" x 5'4")) Having obscure UPVC double glazed door, UPVC double glazed window, central heating radiator, six base units and five wall units, wall mounted gas fired central heating boiler, under stairs cupboard off with light and power, stainless steel gas hob and electric double oven, extractor hood, plumbing for washing machine, down lights to ceiling. First Floor Landing (2.86m x 2.16m (9'5" x 7'1")) Having roof void access, airing cupboard off with hot water cylinder, UPVC double glazed side window. Bedroom 1 (Front) (3.83m x 3.01m (12'7" x 9'11")) Having UPVC double glazed window, central heating radiator. Bedroom 2 (Rear) (3.32m x 2.95m (10'11" x 9'8")) Having UPVC double glazed window, laminate flooring, central heating radiator. Bedroom 3 (Front) (2.44m x 2.14m (8'0" x 7'0")) Having UPVC double glazed window, central heating radiator. Bathroom (Rear) (2.18m x 1.72m (7'2" x 5'8")) Having panelled bath with Triton electric shower, pedestal wash hand basin, low flush w.c, obscure UPVC double glazed window, chrome ladder style central heating radiator. Outside Having enclosed lawned rear garden with paved patio, Front garden with driveway, Secure driveway via twin wooden gates to side. Garage Having up and over door, light and power. **PROPERTY MISDESCRIPTIONS ACT 1991** Profiles Estate Agent has not tested any apparatus, equipment, fixtures, fittings or services, and so does not verify they are in working order, fit for their purpose, or within ownership of the Seller, therefore the buyer must assume the information given is incorrect. Neither has Profiles Estate Agents checked the legal documentation to verify legal status of the property. A Buyer must assume the information is incorrect, until it has been verified by their own Solicitors. The Measurements supplied are for general guidance, and as such must be considered as incorrect. A buyer is advised to re-check the measurements themselves before committing to any expense. The Sales Particulars may change in the course of time, and any interested party is advised to make final inspection of the property prior to exchange of contracts. **MISDESCRIPTIONS ACT 1967** These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or commit expenditure. An interested party should rely solely on their own Surveyor, Solicitor or other professional before committing themselves to any expenditure or other legal commitments. If any interested party wishes to rely upon any

information from Profiles Estate Agents, then a request should be made by any member of staff, as only specific written confirmation should be relied upon. Profiles Estate Agents will not be responsible for any loss or damage in which specific written confirmation has been given.

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