



picker-elliott

Bradgate Road, Hinckley LE10 1LA

£950,000

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ESTATE AGENTS

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Situated on one of Hinckley's most desirable roads, this is a rare opportunity to purchase a substantial, individually designed and extended 6 bedroomed property (5 bedrooms in the main house, one bedroom in the annexe). On the ground floor, the property comprises reception hall, spacious lounge, separate sitting room, family room/snug, living kitchen/dining room, utility room and cloakroom/WC. On the first floor there are four double bedrooms, three with en-suite and a separate luxurious main bathroom. On the second floor is the master bedroom with en-suite and dressing room. Outside to the front there is a large gravelled drive with in/out access, three garages and a secure yard storage area. Above the detached double garage there is an annexe with kitchen and shower room. To the rear of the property there is a lovely landscaped garden with two patio areas, perfect for entertaining. Council Tax Band D



Enter Via Opaque Double Glazed Composite Door

leading into

Reception Hallway

Full length opaque glazed windows to either side of door, feature glazed window to front, two double glazed windows to side, two radiators, vaulted ceiling with Velux window, oak wooden flooring, stairs to first floor landing with oak balustrade, and doors leading to lounge, family room, study and kitchen area.

Lounge

18'1 x 15'2 (5.51m x 4.62m)

Double glazed bi-folding doors leading to rear landscaped patio and garden, oak wooden flooring, double glazed window to front, two radiators, inset spotlights, feature fire recess area with oak beam over and television point.

Family Room

11'5 x 11'0 (3.48m x 3.35m)

Double glazed bi folding doors to rear garden, oak wooden flooring, television point and radiator.

Sitting Room currently being used as Study

11'4 x 9'9 (3.45m x 2.97m)

Double glazed window to front, oak flooring, radiator and television point.

Living Kitchen/Dining Room

27'6 x 15'1 (8.38m x 4.60m)

Excellent range of high quality Shaker style timber base and wall units, mirror chip quartz worktops, inset Smeg double sink with mixer tap, integrated dishwasher, dual fuel Rangemaster cooker with extractor hood, integrated wine cooler, Fischer & Paykel American fridge/freezer, integrated microwave, limestone ceramic flooring, island with mirror chip quartz worktop, two double glazed windows to front and inset spot lights

Living/dining area

Two radiators, television point, inset spotlights and bi-folding doors leading to rear landscaped patio and garden.

Utility Room

Limestone ceramic flooring, base and full length units with mirror chip quartz worktop, Smeg sink with mixer tap, space and point for washing machine, space for tumble dryer, radiator, inset spotlights, double glazed window and double glazed door to rear garden and further door to:

Cloakroom

Low level flush WC, vanity sink unit with mirror chip quartz splash back, inset spotlights, opaque double glazed window, cupboard housing pressurised hot water tank and wall mounted boiler.

First Floor Landing

Oak balustrade, spindles, stairs to second floor, radiator, inset spotlights and doors opening to:

Bedroom Two with dressing area

18'2 x 11'4 (5.54m x 3.45m)

Double glazed window to front, double glazed patio doors to rear with full length double glazed window featuring glass Juliet balcony, built-in wardrobes, radiator, television point and door

En Suite

With walk in shower cubicle with rain effect shower head, glass shower screen, chrome towel radiator, inset spotlights, extractor fan, enclosed low level flush WC, vanity sink unit, mirror with LED lighting, tiled flooring and tiling to surrounding splash back areas.

Bedroom Three

15'2 x 13'1 (4.62m x 3.99m)

With double glazed window to rear, radiator, television point and door to

En Suite

With low level flush WC, vanity sink unit with tiling to splash back, walk in shower with glass shower screen and rain effect shower head, inset spotlights, extractor fan, demist mirror with LED lighting, opaque double glazed window to rear, wall mounted chrome towel radiator, tiling to surrounding splash back areas, and tiled flooring.

Bedroom Four

15'1 x 12'9 (4.60m x 3.89m)

With two double glazed windows to front, two radiators, television point and door to

En Suite

With low level flush WC, vanity sink unit with tiling to splash back, walk in shower with glass screen and rain effect shower head, inset spotlights, extractor fan, demist mirror with LED lighting, chrome towel radiator, tiling to splash back areas, tiled flooring and opaque double glazed window to front.

Bedroom Five

10'8 x 10'0 (3.25m x 3.05m)

With double glazed window to front, radiator, and television point.

Luxury Fitted Bathroom

Inset air bath, low level flush WC, wall mounted vanity sink with porcelain tiling to splash back, porcelain tiles around the bath, walk in shower with glass shower screen with rain effect shower head, inset spotlights, extractor fan, wall mounted chrome towel radiator, porcelain tiles to splash back areas, porcelain tile flooring and demist mirror with LED lighting,

Second Floor Landing

Velux roof window and door leading to:

Master Bedroom

15'5 x 22'8 (max) (4.70m x 6.91m (max))

Velux roof window to front double glazed patio doors to rear with matching full length double glazed windows with glass and glass Juliet balcony, ample built in wardrobes and storage space, two radiators, door to walk in wardrobe with inset spotlights, additional shelving and storage areas, television point and further door to:

En Suite

With vanity sink unit, low level flush WC, shower tray with rain effect shower head, extractor fan, inset spotlights, Velux roof window, porcelain tiling to floor and walls, wall mounted chrome towel radiator and demist mirror with LED lighting.

Outside

To The Front of The Property

There is a large gravel driveway providing in/out 5 bar gated access, parking for numerous vehicles, attached tandem garage with rear pedestrian access and double opening doors to the rear garden, power and lighting. There is a further double garage with storage area at the rear and annexe above; all garages have fully automated sectional doors.

To the right hand side of the property is a further secure gated hard standing ideal for motor home/caravan or storage area etc. The remainder of the front has decorative borders with retaining fence and gated in and out drive access, security lighting, outside water tap and pedestrian access to the double garage and shed.

Annexe

16'7 x 11'7 (5.05m x 3.53m)

Enter via opaque double glazed door, loft access, three Velux ceiling windows, access to eave storage area, laminate wooden flooring, radiator, kitchen area with white high gloss base and wall units, roll edge work surface and splash backs, inset drainer sink with mixer tap, inset electric hob with built in oven, extractor fan, inset spotlights and door to shower room with vanity sink unit, tiling to splash back, low level flush WC, corner shower cubicle enclosed and

tiled with electric shower, opaque Velux ceiling window, chrome towel radiator, electric shaver point, laminate flooring and plumbing for washing machine.

Rear Garden

The landscaped garden features a large porcelain patio area with decorative lighting, gravel edging and electric power. The garden is laid mainly to lawn with decorative borders, enclosed by various hedges and timber fencing. At the end of the garden is a further patio and BBQ area.

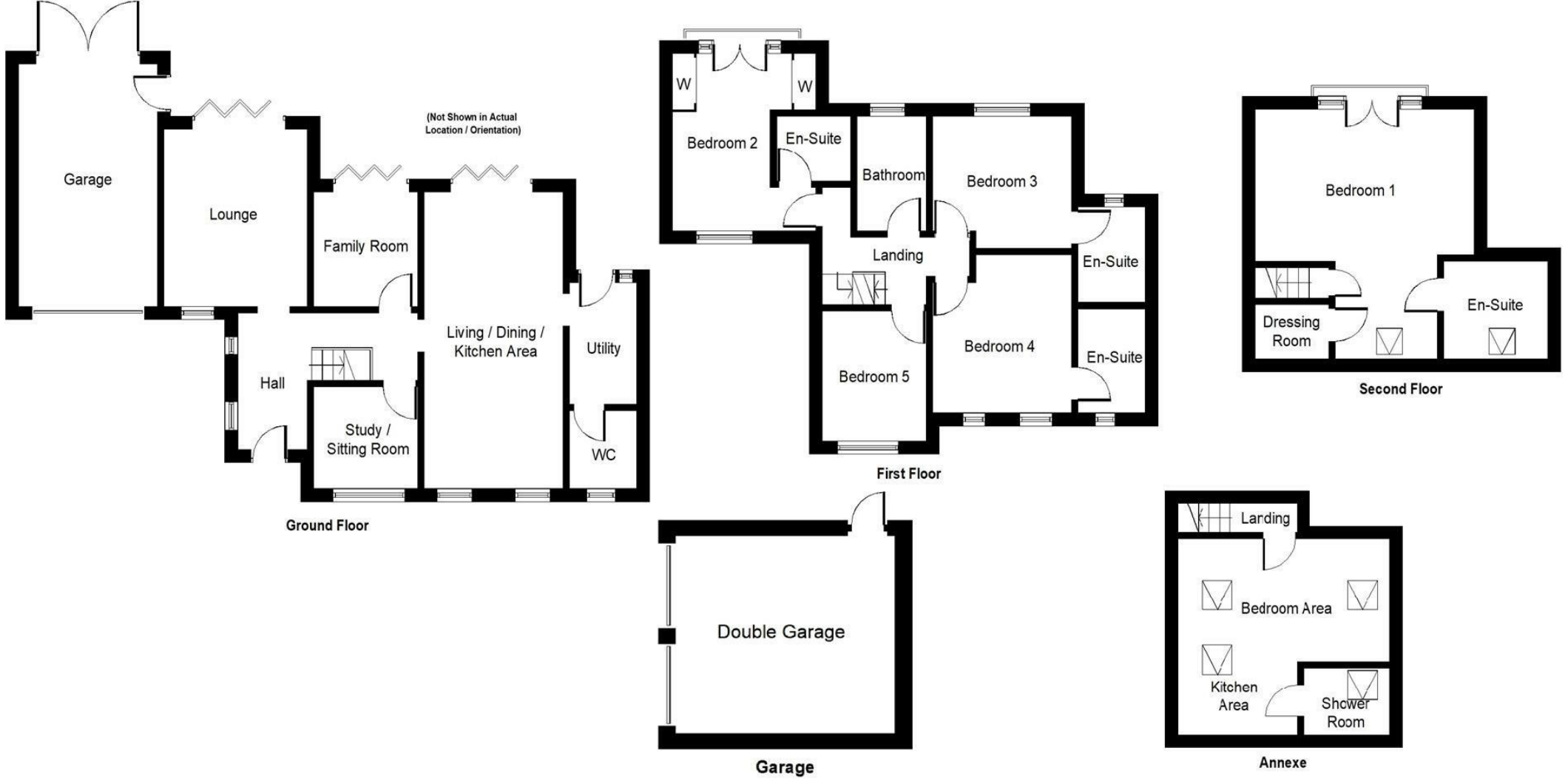
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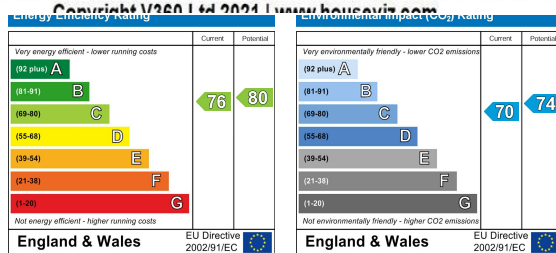




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