



**21 Partridge Road, Hinckley, LE10 3ET**  
**£389,995**

## The Property Perspective

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PERSPECTIVE

### ENTRANCE HALL

Amtico flooring, radiator, utility cupboard access and composite door to the front elevation.

### UTILITY CUPBOARD 3'7" x 5'6" (1.1 x 1.7)

Plumbing for washing machine, sensor lighting, space for tumbler drier, and wall mounted combination central heating boiler.

### LIVING ROOM 14'5" x 10'9" (4.4 x 3.3)

UPVC double glazed window to the front elevation, amtico flooring

### KITCHEN DINING FAMILY ROOM 20'0" x 12'1" (6.1 x 3.7)

Amtico flooring, an excellent range of modern contemporary wall and base level units with working surfaces over and counter top lighting, four ring gas hob and hood over, double eye level oven and grill, integrated dishwasher and fridge/freezer, and inset one and a half composite sink and drainer, and UPVC double glazed window and French doors overlooking the rear gardens.

### CLOAKROOM WC

Amtico flooring, two piece white suite of low flush WC and wash hand basin, radiator, and UPVC double glazed window to the front aspect.

### FIRST FLOOR LANDING

Loft access, amtico flooring, loft access boarded with ladder and light

### MAIN BEDROOM 11'1" x 12'5" (3.4 x 3.8)

Amtico flooring, double fronted sliding mirror door in built wardrobe, radiator, and UPVC double glazed window to the rear aspect.

### EN SUITE

Amtico flooring, a three piece white suite including thermostatic shower in a cubicle, low flush WC and wash hand basin, part tiled surround, extractor, and UPVC double glazed window to the rear aspect.

### BEDROOM 11'9" x 7'10" (3.6 x 2.4)

Amtico flooring, radiator and UPVC double glazed window to the front elevation.

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Amtico flooring, radiator and UPVC double glazed window to the front elevation.

### BEDROOM 9'10" x 8'2" (3.0 x 2.5)

Amtico flooring, radiator and UPVC double glazed window to the rear aspect.

### BATHROOM

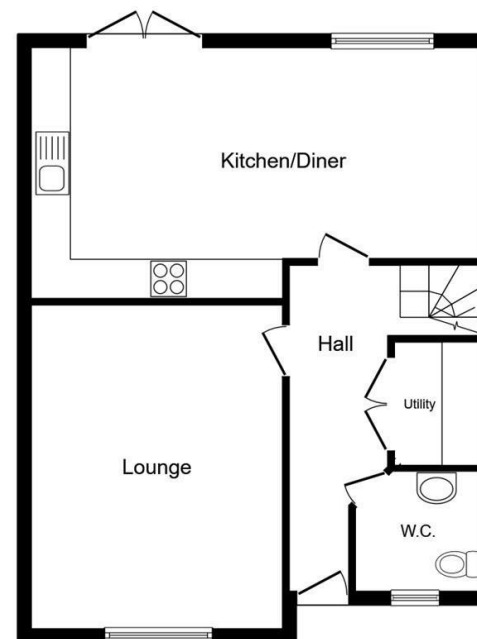
four piece suite comprising bath with shower off tap, thermostatic shower in a tiled cubicle, low flush WC and wash hand basin, Amtico flooring, heated chrome towel rail, part tiled surround, extractor, and UPVC double glazed window to the side elevation.

### REAR GARDENS

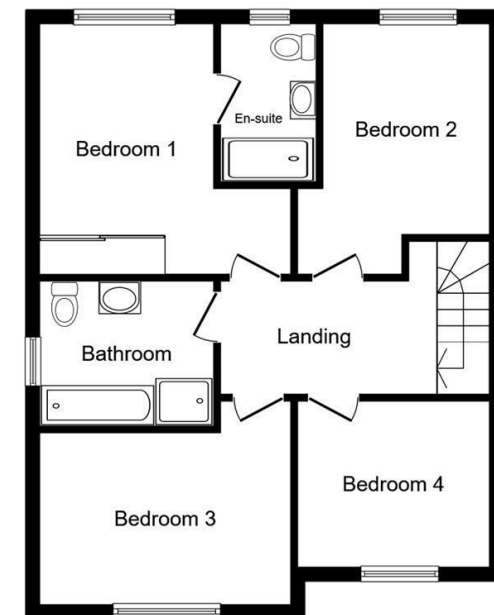
Patio with pagoda shelter, an artificial turf lawn with stoned seating area towards to foot of the garden, Also, a timber side gate which is accessed from the property driveway.

### GARAGE & PARKING

tandem driveway leading to the brick built detached garage.



Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

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