



## 6 West Hyde

, Hinckley, LE10 0FH

£895 Per Calendar Month



A well appointed, deceptively spacious, three bedroomed, mid town house in quiet cul-se-sac position with integral garage, driveway, gas fired central heating, UPVC double glazing, fitted kitchen, bedroom 1 with en-suite shower, main bathroom with shower, enclosed lawned rear garden, side gated access.



## Canopy porch

### Reception hall 10'11" max 6'9" min (3.32 max 2.06 min)

4.06m max 1.31m min 3.32m max 2.06m min (13'4" max 4'4" min x 10'11" max 6'9" min)

Having easy tread staircase to first floor via spindle balustrade, double central heating radiator, laminate floor, coving, under stairs cupboard off, mains smoke alarm with battery back up.

### Modern through kitchen 10'4" x 7'5" (3.15 x 2.26)

Having stainless steel sink unit, range of base and wall units comprising five base units and two wall units finished in Maple, associated contrasting bevel edged work surfaces, Amtico tiled floor, UPVC double glazed window to front, obscure UPVC double glazed door to rear, split level gas hob and electric fan assisted oven, extractor hood, wall mounted Potterton Supream a 40L boiler and adjacent programmer, ceramic wall tiling, power points.

### Guest cloakroom 4'7" x 4'2" (1.40 x 1.28)

Having wash hand basin, low flush w.c, ceramic tiled floor, central heating radiator, obscure UPVC double glazed window, ceramic wall tiling.

### Dining room (rear) 9'11" x 8'6" nm (3.03 x 2.58 nm)

Having laminate floor, UPVC double glazed window, central heating radiator, coving, power points.

### Attractive lounge (rear)

4.69m max 1.94m min x 4.71m max 3.31m min (15'5" max 6'4" min x 15'5" max 10'10" min)

Having twin UPVC double glazed French doors, UPVC double glazed window, laminate floor, double central heating radiator, single central heating radiator, coving, power points.

### First floor landing

3.03 m max 2.0m min x 2.12m max 0.98m min (9'11" max 6'7" min x 6'11" max 3'3" min)

Having airing cupboard off, roof void access leading to partially boarded roof void via retractable aluminium ladder.

### Bedroom 1 (front) with en-suite shower

3.15m max 2.58m min x 4.97m max 2.92m min (10'4" max 8'6" min x 16'4" max 9'7" min)

Having UPVC double glazed window, central heating radiator, fitted wardrobes.

### En-suite shower (rear) 6'4" x 5'1" (1.94 x 1.54)

Having double shower cubicle with electric shower and glazed screen, pedestal wash hand basin, low flush w.c, obscure UPVC double glazed window, shaver point, extractor fan, central heating radiator.

### Bedroom 2 (rear) 12'9" x 8'7" (3.88 x 2.61)

Having fitted double wardrobe, fitted chest of drawers, UPVC double glazed window, central heating radiator, power points.

### Bedroom 3 (rear)

2.83m max x 2.0m min x 2.05m max 0.98m min (9'3" max 6'7" min x 6'9" max 3'3" min)

Having UPVC double glazed window, central heating radiator, power points.

### Modern bathroom (side) 8'8" max 6'4" min x 6'10" max (2.64 max 1.92 min x 2.08 max)

Having full suite in white comprising panelled bath with mixer shower, pedestal wash hand basin, low flush w.c obscure UPVC double glazed window, shaver points, ceramic wall tiling.

### Outside

Having front garden with tarmacadam driveway, water tap, Gated side access leading to enclosed rear garden with lawn, paved patio.

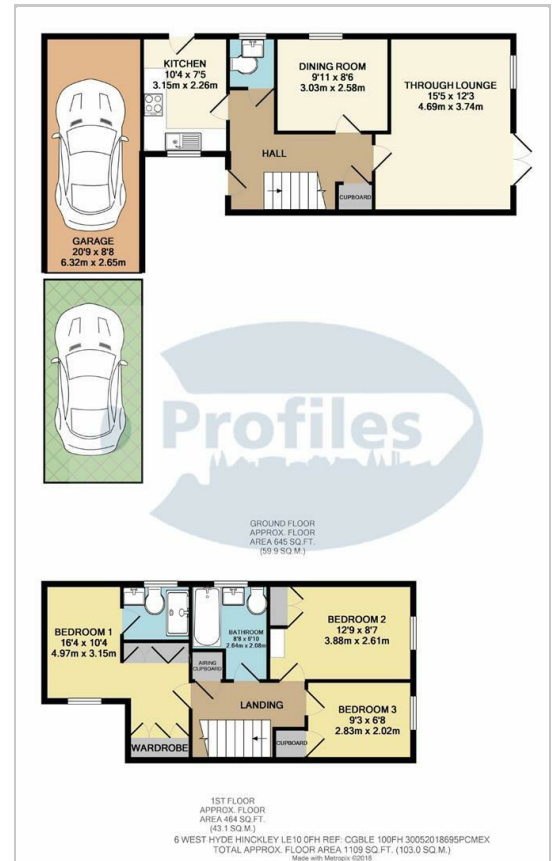
### Larger than average garage 20'9" x 8'8" (6.32 x 2.65)

Having up and over door,

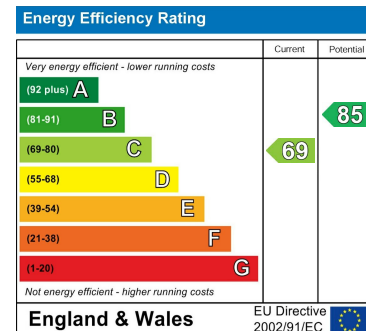
## Area Map



## Floor Plans



## Energy Efficiency Graph



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