



Linden Road, Hinckley LE10 0AR

Offers In The Region Of
£275,000

PE
PICKER
ELLIOTT
ESTATE AGENTS

110 CASTLE STREET,
HINCKLEY, LE10 1DD
01455 612613

A fantastic opportunity to purchase this very well presented, three bedroom semi detached home with some traditional features throughout and lovely high ceilings. The property is well located close to Hinckley town centre with its amenities, as well as Hollycroft Park. In brief, the accommodation comprises, entrance porch, reception hall, spacious lounge, separate dining room opening through to a conservatory, a kitchen, ground floor w.c, and a useful boiler and storage cupboard. On the first floor, the landing leads to three bedrooms and a family bathroom. Outside, to the front, there is ample off road parking with gates leading to a side patio (ideal for extension subject to planning permissions) which then leads to beautiful mature garden with patio, lawn, green house, shed and summer house. Council tax band B. EPC:



Enter Via Opaque Glazed Door into

Enclosed Porch

With matching opaque glazed arch window and further opaque glazed door leading to

Reception Hall

With period stained glass window, stairs to first floor landing, useful under stairs storage cupboard, glazed window to side and further doors opening through to

Lounge

13'3 x 12'8 (4.04m x 3.86m)

With period open feature fire, picture rail, decorative coving, period glazed bay window to front and radiator.

Dining Room

12'9 x 12'0 (3.89m x 3.66m)

With coving, picture rail, period open feature fire, double radiator and opening through to

Sun Room

10'2 x 10'3 (3.10m x 3.12m)

Fully double glazed, polycarbonate roof, ceramic tile flooring, radiator and double glazed double doors to garden.

Kitchen

8'9 x 6'9 (2.67m x 2.06m)

With a range of contemporary base and wall units, roll edge work surface over, tiling to splash back, inset one and a half drainer sink with mixer tap, space for cooker with extractor hood, ceramic tile flooring, double glazed window to rear, space for washing machine and door opening to useful side storage area with door to

Ground Floor Cloakroom

With low level flush WC, wall mounted wash hand basin and separate door to utility cupboard with ceramic tiled flooring, wall mounted boiler and space for tumble dryer.

First Floor Landing

With period stained glass window to side, loft access with drop down hatch and ladder and door opening to

Bedroom One

13'6 x 11'9 (4.11m x 3.58m)

With range of built in wardrobes, picture rail, coving to ceiling, double radiator, and period stained glass bay window.

Bedroom Two

12'9 x 12'0 (3.89m x 3.66m)

With double glazed window to rear, double radiator, built in cupboard, coving and picture rail.

Bedroom Three

7'9x6'10 (2.36mx2.08m)

Glazed window to front, radiator, coving and picture rail

Bathroom

6'2 x 6'3 (1.88m x 1.91m)

With extractor fan, inset spotlights, tiling to surrounding four walls, rain effect shower head, concertina glass shower screen, panel bath, low level flush WC, pedestal wash hand basin, radiator, tiled flooring and opaque double glazed window to rear.

Outside

To The Front of the Property

There is a gravelled and slabbed driveway providing ample off road parking, decorative raised borders for plants and shrubs and gated side access leads to

Rear Garden

There is a beautifully landscaped garden with raised and lower level patio areas, side storage area with potential for extension, large decorative pond with waterfall to second decorative pond, garden is mainly laid to lawn with surrounding well stocked borders of various plants and shrubs, greenhouse, summer house, garden shed, garden is enclosed by timber fencing and is generally private.

Important Notice

1. These particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property please ask for further information.
2. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves on such matters prior to purchase.
3. The photograph/s depict only certain parts of the property. It should not be assumed that any contents, furnishings/furniture etc. photographed are included in

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4. Any areas, measurements or distances referred to are given as a guide only and are not precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries or those which can be performed by their appointed advisers.

5. Where reference is made to planning permissions or potential uses such information is given in good faith. Purchasers should however make their own enquiries into such matters prior to purchase.

6. Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further specific enquiries to ensure that our descriptions are likely to match expectations you may have of the property.

7. The information in these particulars is given without responsibility on the part of the Sole Agents or their Clients. The particulars do not form any part of an offer or a contract and neither the Sole Agents nor their employees has any authority to make or give any representations or warranty in relation to this property.

8. All main services are understood to be connected but have not been tested by the Agents.

9. We accept no liability for the content of the video and recommend a full physical viewing as usual before you take steps in relation to the property (including incurring expenditure).

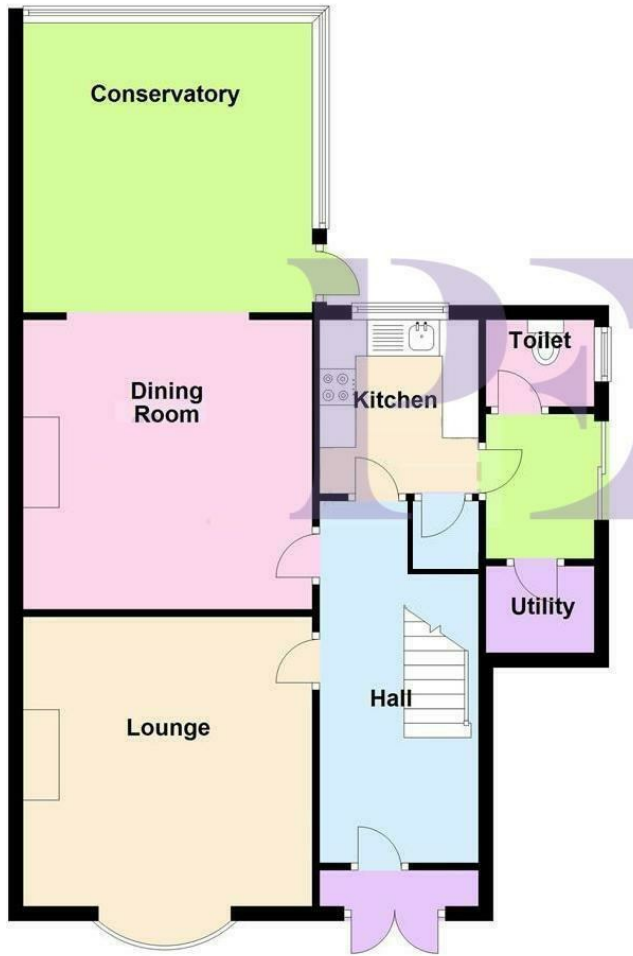
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Ground Floor
Approx. 75.1 sq. metres (807.9 sq. feet)

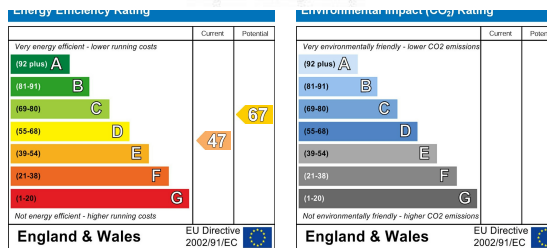


First Floor
Approx. 51.3 sq. metres (552.2 sq. feet)



Total area: approx. 126.4 sq. metres (1360.1 sq. feet)

Not to scale
Plan produced using PlanUp.



Registered company name: **Picker Elliott LTD**
Company registration number: **09153786**
VAT Number: **199 0836 58**

