



PE PICKER
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ESTATE AGENTS

Swinburne Road, Hinckley LE10 0TQ

Offers In Excess Of £265,000

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110 CASTLE STREET,
HINCKLEY, LE10 1DD
01455 612613

Picker Elliott are delighted to present this absolutely stunning three bedroom semi-detached home, positioned on Swinburne Road. The property briefly comprises an entrance hall, lounge/diner, kitchen, three bedrooms and a family bathroom.

Refurbished to a very high standard throughout, and benefitting from a recently refitted kitchen and bathroom. There is ample off-road parking for up to SIX vehicles, and huge scope to extend to the side and rear of the property (STPP).

Located within walking distance of Clarendon Park, as well as Hinckley town centre and several local amenities such as Sainsburys, The Flintlock pub, and Hollycroft Pharmacy.

EPC Rating D. Council Tax Band C.



Enter Via UPVC Double Glazed Door

With frosted glass into

Entrance Hall

With tiled flooring, central heating radiator, carpeted stairs leading to first floor and door leading through to

Lounge

13'6 x 14'0 (4.11m x 4.27m)

With carpeted flooring, large UPVC double glazed window to the front aspect, designer black column vertical radiator and open plan access through to the

Dining Room Area

9'1 x 9'5 (2.77m x 2.87m)

With dark oak laminate flooring, designer black column radiator, UPVC double glazed doors opening out onto the rear patio with two windows either side and entering through into

Kitchen

9'0 x 9'2 (2.74m x 2.79m)

With tiled flooring, metro white tile splash backs, range of white units seated beneath contrasting wood effect work surface, integrated Electrolux oven, four ring gas burning hob, stainless sink with drainer and mixer tap, space and plumbing for dishwasher, space and plumbing for washing machine, UPVC double glazed window looking out to the rear, UPVC double glazed door with frosted glass opening out to the side of the property, central heating radiator and access to storage cupboard which currently houses fridge/freezer.

First Floor Landing

With carpet flooring, UPVC double glazed window to the side aspect, loft access and door to airing cupboard which houses the gas combination boiler.

Main Bedroom

10'11 x 12'2 (3.33m x 3.71m)

With carpet flooring, UPVC double glazed window to the front aspect and central heating radiator.

Bedroom Two

9'11 x 10'9 (3.02m x 3.28m)

With UPVC double glazed window to the rear aspect, carpeted flooring and central heating radiator.

Bedroom Three

7'4 x 9'0 (2.24m x 2.74m)

With UPVC double glazed window to the front aspect, central heating radiator, carpet flooring and access to over stairs storage

Bathroom

Fully tiled corner shower cubicle with grey metro tiling and glass sliding doors, main shower with waterfall head, half tiling to remainder of walls, corner low level toilet with button flush, two UPVC double glazed windows with frosted glass, one to the rear and one to the side, inset ceiling extractor, pedestal wash basin and bath with matching side panel and faucet shower.

Outside

To The Front of the Property

There is a tarmac driveway suitable for 3 plus vehicles, mature borders to the front and gated access to the

Rear Garden

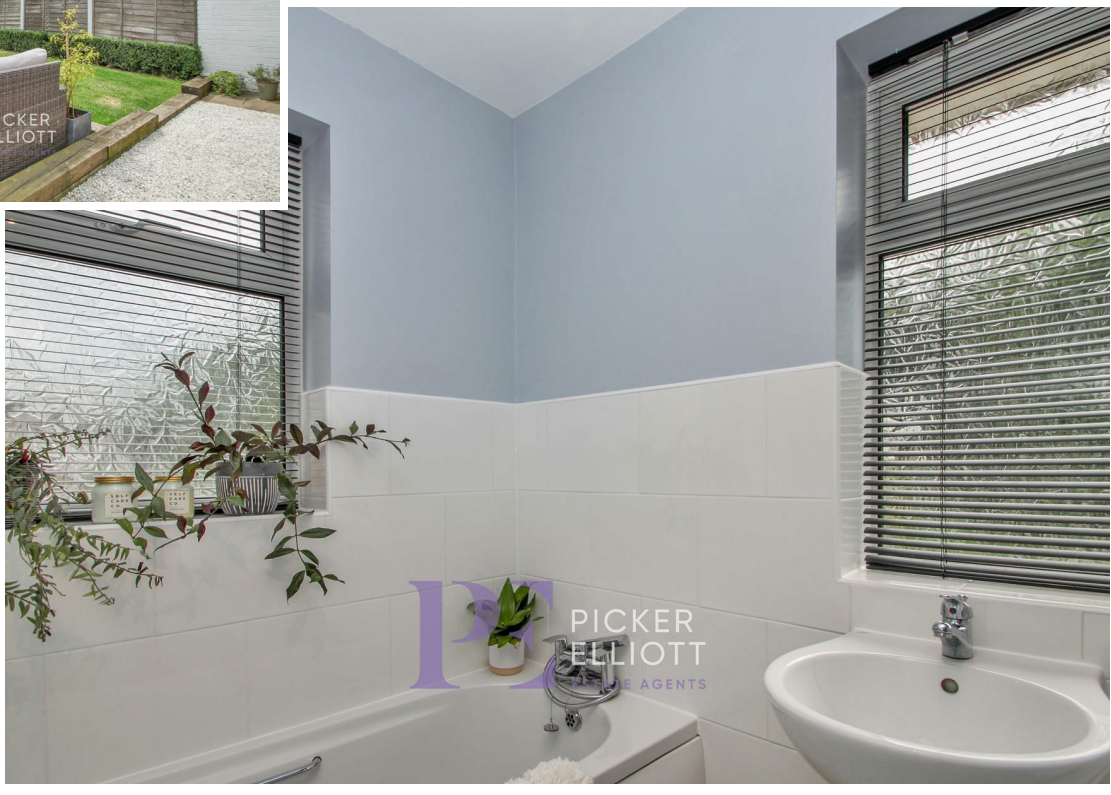
This is mainly laid to lawn, timber fencing to all boundaries, nice patio area with wooden sleepers surrounding, detached prefab garage (8'2 x 16'5) with up and over garage door, light and power and mature trees to the rear of the garden providing a nice privacy screen.

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 the sale. It should not be assumed that the property remains as displayed in the photograph/s. No assumptions should be made with regard to parts of the

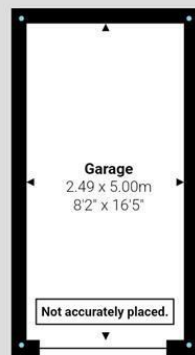
property that have not been photographed. Please ask for further information if required.

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).
10. Copyright and Social Media: Unless we agree otherwise with you in writing, we hold the copyright on all photographic and video marketing material used to market your home and these should not be reproduced by any third party without our express consent. Furthermore, we reserve the right to use these for marketing initiatives in order to promote your property or the Company. We may use various options for marketing including all social media and mailing campaigns and should you have any concerns relating to this then you should let us know as soon as possible. MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.





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Total Area: 81.2 m² ... 874 ft² (excluding garage)
All measurements are approximate and for display purposes only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	83

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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

