



Lapwing Drive, Hinckley LE10 3FJ

Offers In Excess Of £390,000

PE
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ESTATE AGENTS

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A fantastic opportunity to purchase this very spacious and very well finished Bloor home which has many upgrades from the original spec including, flooring, tiling, integrated appliances and a landscaped rear garden. The property briefly comprises, reception hall, cloakroom, utility cupboard, spacious lounge and a large living kitchen dining room. On the first floor, the landing leads to four large bedrooms, main with an ensuite, and a family bathroom. Outside, the property occupies a generous plot with ample parking, detached garage with power and a large than average landscaped rear garden. Council Tax Band: D. EPC: B. Photos are supplied by the vendor.



Enter Via Composite Double Glazed Door into

Reception Hallway

With tiled flooring, stairs to first floor landing with oak balustrade, double doors to utility cupboard with wall mounted combination boiler, roll edge work surfaces, space and plumbing for washing machine and door to

Cloakroom

With low level flush WC, radiator, wall mounted wash hand basin with tiling to splashback, opaque double glazed window, ceramic tile flooring, extractor fan and further doors to

Lounge

13'7" x 13'5" (into bay) (4.15 x 4.11 (into bay))

With double glazed square bay window to front, radiator and multi media point.

Living Kitchen/Dining Room

23'7" x 13'11" (7.20 x 4.25)

With ceramic tile flooring, double glazed window to rear, double glazed door to rear, radiator, excellent range of contemporary base and wall units, square edge work surfaces over, matching upstands to splashbacks, built in double oven, inset gas hob with extractor hood, integrated dishwasher, integrated fridge and freezer, inset spotlights and double glazed double doors to rear garden.

First Floor Landing

With storage cupboard and door to

Bedroom One

12'0" x 9'2" (3.68 x 2.80)

With double glazed window to front, built in wardrobe, radiator and door to

En Suite

Walk in shower cubicle, low level flush WC, wall mounted wash hand basin, radiator and double glazed window.

Bedroom Two

12'11" x 7'7" (3.95 x 2.347)

With double glazed window and radiator.

Bedroom Three

10'4" x 8'6" (3.15 x 2.61)

With double glazed window and radiator.

Bedroom Four

10'5" x 7'5" (3.18 x 2.28)

With double glazed window and radiator.

Bathroom

Four piece suite consisting of pedestal wash hand basin, low level flush WC, walk in shower cubicle with glass shower screen, panel bath with tiling to surrounding splashback areas, ceramic tile flooring, towel radiator, opaque double glazed window and extractor fan.

Outside

To The Front of the Property

There is a long tarmac drive which will provide ample parking for several vehicles, detached garage with up and over garage door with roof storage and power and lighting, remainder of the front is landscaped with lawn and decorative borders, slab path leads to front porch and front door and gated side access leads to

Landscaped Rear Garden

With two patio areas, inset lawn, raised decorative borders, broken slate decorative edging, hard standing for summer house, outside water tap, garden is enclosed by timber fencing and brick built walls

Important Notice

The photos are supplied by our vendor

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.

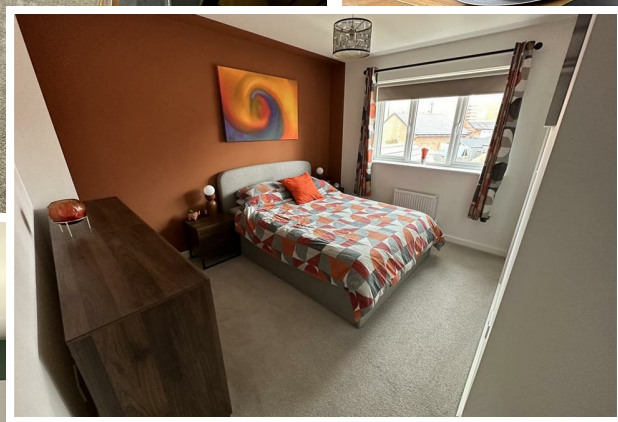
6. Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further specific enquiries to ensure that our descriptions are likely to match expectations you may have of the property.

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 -In line with current money laundering regulations, prospective buyers who have an offer accepted on a property, will be asked to provide us with photo I.D. (e.g. Passport, driving licence, bus pass etc) and proof of address (e.g. Current utility bill, bank statement etc). You will also be asked to provide us with proof of how you will be funding your purchase. We ask for your cooperation in this matter as this information will be required before a sale can be agreed.







Energy Efficiency Rating	
Current	Potential
84	93
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 <small>EU Directive 2002/91/EC</small>	

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 <small>EU Directive 2002/91/EC</small>	

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