



**PE** PICKER  
ELLIOTT  
ESTATE AGENTS

Walcote Close, Hinckley LE10 0YF

£190,000

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110 CASTLE STREET,  
HINCKLEY, LE10 1DD  
01455 612613

Picker Elliott are pleased to present this two bedroom home, located on Walcote Close in Hinckley. Briefly comprising an entrance hall, lounge, kitchen, two bedrooms and a bathroom. The property sits on a large plot, with parking and a lawned area to the front, and sizable garden to the rear. There is an additional benefit of a semi-detached garage to the front of the plot, with further parking to the front. There is scope to create a large driveway. The property benefits from gas central heating, double glazing and is located within easy reach of the A47 and the various commuter routes this grants access to. There are a number of local amenities within walking distance, as well as public transport links on Roston Drive, Brodick Road and Coventry Road. Offered for sale with NO CHAIN. EPC Rating . Council tax band B.



### Entrance Hall

Entering through a double glazed front door, and having access to under-stairs storage.

### Kitchen

8'10" x 8'4" (2.7 x 2.56)

With a range of wood effect units seated beneath a rolled-edge work surface. There is a stainless-steel sink with drainer seated beneath a UPVC double glazed window, as well as space for a fridge freezer, and space with plumbing for a washing machine. There is also an electric hob, oven and UPVC double glazed door leading out to the garden.

### Lounge

12'9" x 14'7" (max) (3.89 x 4.47 (max))

With UPVC double glazed doors opening to the rear garden, a central heating radiator, electric wall-mounted fire and stairs leading to the first floor.

### Landing

With loft access and UPVC double glazed window.

### Main Bedroom

10'2" x 14'7" (max) (3.11 x 4.47 (max))

With two UPVC double glazed windows, central heating radiator and numerous built-in wardrobes.

### Bedroom Two

11'4" x 8'0" (3.47 x 2.44)

With UPVC double glazed window and central heating radiator.

### Bathroom

With a white suite comprising low level flush toilet, pedestal wash basin and bath with electric shower. There is a central heating radiator and UPVC double glazed window with frosted glass.

### To the outside

To the front of the property is a large lawned garden, with hard-standing for one car. There is also a semi-detached garage with additional tarmac hardstanding to the front. To the rear is a large lawned

garden, with a patio area immediately to the rear of the property.

### Important Notice

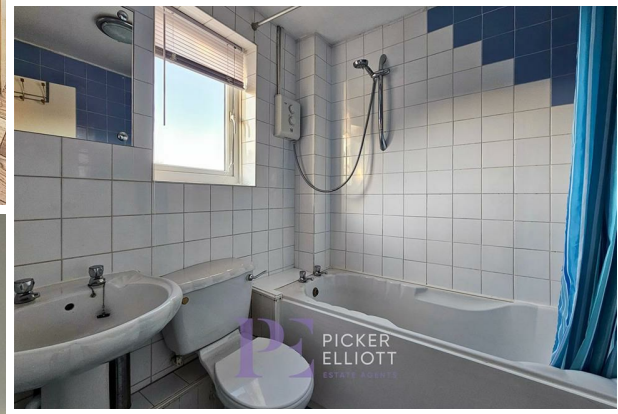
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2. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves on such matters prior to purchase.
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8. All main services are understood to be connected but have not been tested by the Agents.

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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.





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Total Area: 60.4 m<sup>2</sup> ... 650 ft<sup>2</sup> (excluding garage)

All measurements are approximate and for display purposes only

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

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

Registered company name: **Picker Elliott LTD**  
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