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Wendover Drive, Hinckley LE10 1UQ

£450,000

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110 CASTLE STREET,
HINCKLEY, LE10 1DD
01455 612613

An excellent opportunity to purchase this greatly extended and much improved family home located on Wendover Drive, Hinckley on the highly desirable Stoneygate estate. The very spacious accommodation (it's way bigger than you may think, come and have a look!) briefly comprises reception hall, spacious lounge, family room, large extended dining room, large extended, utility room, cloakroom and a study. On the first floor, the landing leads to five really good sized bedrooms (with ensuite to the master) and a family bathroom. Outside, the property occupies a generous plot with ample parking to the front and an enclosed garden to the rear. This family home is finished to a high standard throughout. Some key benefits include full UPVC double glazing, gas central heating loads of space for the growing family. Council tax band D. EPC Rating D.



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Enter Via Composite Double Glazed Front Door into

Entrance Hallway

With wood effect flooring, central heating radiator, access to under stairs storage and door leading to

Lounge

10'10" x 17'10" (3.307 x 5.440)

With two double glazed windows, the rear window being a bow window, gas feature fireplace with wooden surround, granite hearth and two central heating radiators.

Downstairs Cloakroom

With access from hallway, low button flush toilet, central heating radiator, corner mounted wash basin with vanity unit, UPVC double glazed window with frosted glass and wall mounted consumer unit.

Study/ Playroom

7'11" x 8'8" (2.422 x 2.664)

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

Family Room

8'5" x 15'3" (max) (2.568 x 4.660 (max))

With wood effect flooring, stairs leading to first floor, Hive thermostat, central heating radiator and glazed double oak doors opening out into the

Formal Dining Room

11'3" x 14'10" (3.448 x 4.525)

With central heating radiator, two sets of UPVC double glazed patio doors opening out to the rear patio area and garden and access through glazed internal door to

Kitchen

8'4" x 16'0" (2.543 x 4.898)

With a range of Shaker style wooden kitchen units seated beneath contrasting roll edge work surface, stainless steel one and a half bowl sink with drainer and mixer tap, space and plumbing for a dishwasher, space for a gas range cooker with black matching extractor hood, space for a further under counter appliance, two central heating radiators, two UPVC double glazed windows, UPVC double glazed door opening out to the rear garden, access to pantry cupboard and access into

Rear Part of Garage/Converted into Utility

6'9" x 8'7" (2.078 x 2.625)

With space and plumbing for two appliances, wall mounted gas boiler, space for free standing fridge/freezer and access through sliding door to the remaining part of

Garage

7'2" x 8'4" (2.188 x 2.55)

With up and over garage door to the front, light and power.

First Floor Landing

With loft access and door leading to

Main Bedroom

11'3" x 11'3" (3.449 x 3.434)

With a range of built in furniture incorporating over bed storage, bedside tables, chest of drawers and wardrobes, UPVC double glazed window and access to

En Suite

Walk in double width shower cubicle with main shower, fully tiled, low level flush toilet, pedestal wash basin, chrome heated towel rail and UPVC double glazed window with frosted glass.

Bedroom Two

With access to over stairs storage, central heating radiator and UPVC double glazed window to the rear aspect.

Bedroom Three

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

Bedroom Four

With UPVC double glazed window and central heating radiator.

Bedroom Five

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

Bathroom

Bath with main shower, fully tiled to walls, vanity unit with sink and low level flush toilet, UPVC double glazed window with frosted glass to the front aspect, wall mounted extractor and central heated chrome towel rail.

Outside

To The Front of The Property

There is a large block paved driveway which could easily accommodate multiple vehicles with mature borders to the front of the property and gated access leads to

Rear Garden

A mature well maintained garden with large patio area, the remainder of the garden is mainly laid to lawn, large timber shed, timber fencing to all boundaries and is very 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 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.

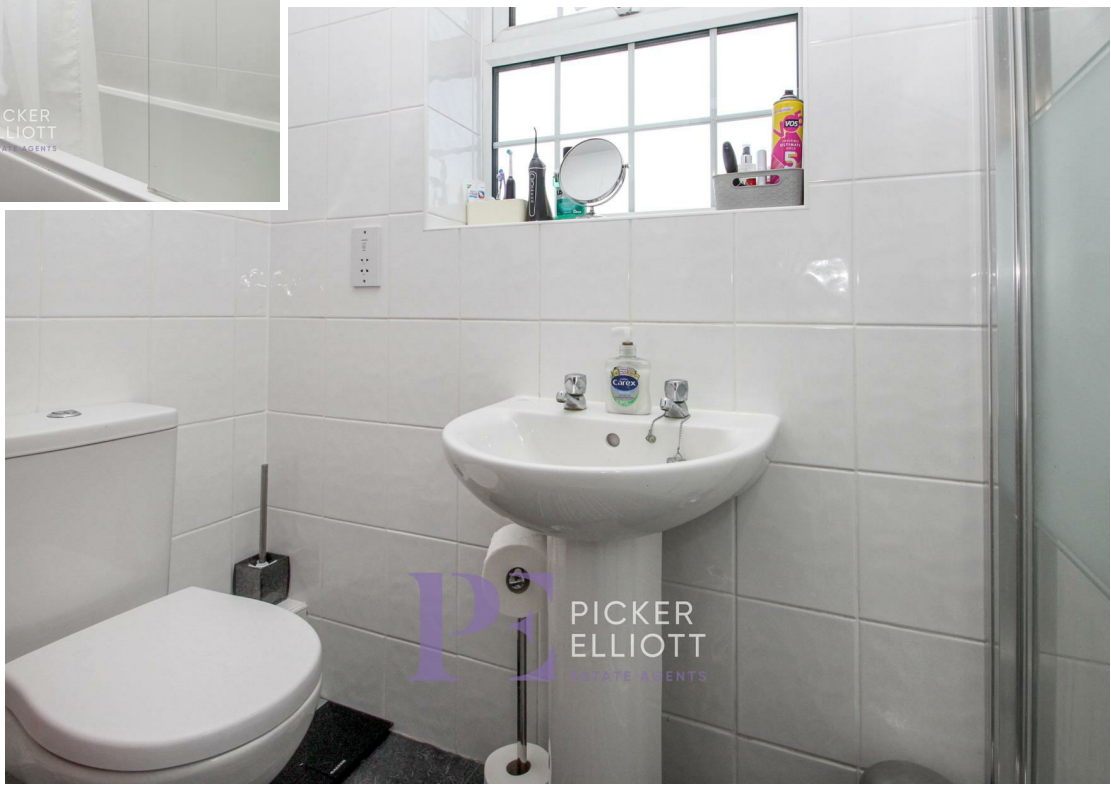
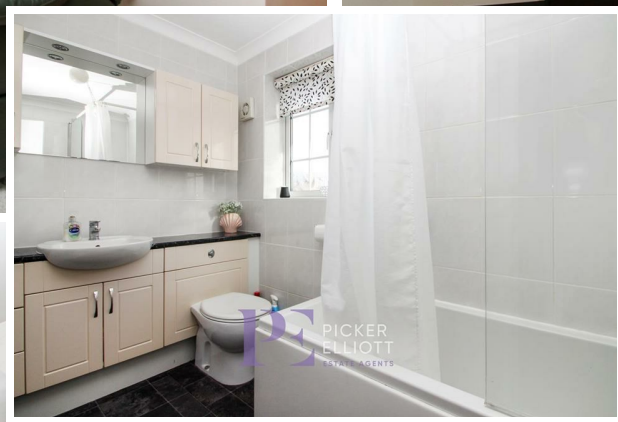
7. The information in these particulars is given without responsibility on the part of the Sole Agents or their Clients. The particulars do not form any part of an offer or a contract and neither the Sole Agents nor their employees has any authority to make or give any representations or warranty in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





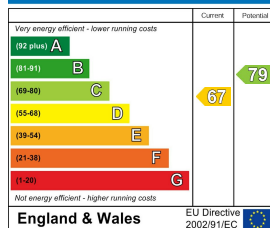
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Total Area: 141.6 m² ... 1524 ft² (excluding garage)

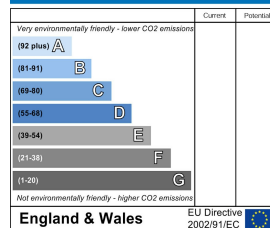
All measurements are approximate and for display purposes only

Energy Efficiency Rating



England & Wales

Environmental Impact (CO₂) Rating



England & Wales

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

