



York Road, Hinckley LE10 0RH

Offers In Excess Of £285,000

PE
PICKER
ELLIOTT
ESTATE AGENTS

110 CASTLE STREET,
HINCKLEY, LE10 1DD
01455 612613

OFFERS OVER A lovely two double bedroom, traditional and extended detached bungalow situated within a small cul-de-sac location, close to Hinckley town centre and Richmond Park. The property, which does have the benefit of gas central heating & double glazing, briefly comprises, entrance, reception hall, spacious lounge, separate dining room, kitchen extension, two double bedrooms and a refitted shower room. Outside, the property occupies a delightful plot with landscaped gardens front and rear, ample parking and a detached garage. NO CHAIN. Council Tax Band: D. EPC: D.



Enter Via Opaque Double Glazed Double Doors to

Enclosed Porch

With further glazed door leading to

Reception Hall

11'5 x 5'9 (3.48m x 1.75m)

With loft access, drop down hatch and boarded, door to useful storage cupboard with hanging rail, radiator and further door to

Lounge

15'0 x 10'9 (4.57m x 3.28m)

With double glazed double doors to rear, double glazed window to rear, brick built feature fire surround, tiled hearth, inset living flame effect gas fire and double radiator.

Dining Room

14'9 x 9'8 (4.50m x 2.95m)

With two double glazed windows, radiator, dado rail, brick built feature fire surround with display shelf, tiled hearth, built in cupboards and glazed door to

Extended Kitchen

9'0 x 8'7 (2.74m x 2.62m)

With an excellent range of base and wall units, roll edge work surface over, tiling to splash back, inset drainer sink with mixer tap, space and point for electric cooker, space for washing machine, radiator, double glazed window to rear and double glazed door to rear.

Bedroom One

12'4 (into bay) x 10'9 (3.76m (into bay) x 3.28m)

With double glazed window to front, picture rail and radiator.

Bedroom Two

10'9 x 9'8 (3.28m x 2.95m)

With double glazed window, radiator and picture rail.

Re Fitted Shower Room

7'0 x 6'0 (2.13m x 1.83m)

With walk in tiled corner shower cubicle, enclosed low level flush WC, vanity sink unit with shelf over, fully tiled to surrounding four walls, tiled flooring, radiator, inset spotlights and opaque double glazed window.

Outside

To The Front of the Property

There is a gravelled landscaped garden with decorative borders of various plants and shrubs, tarmac drive providing ample off road parking which leads to double gates with long drive to detached garage, electric garage door, power and lighting and leading to

Rear Garden

With large slab patio area, decorative borders, outside water tap and lighting, landscaped with various plants and shrubs, fruit bearing tree, summer house and second gravelled patio area, garden is enclosed by timber fencing and is generally private.

Important Notice

The property isn't registered on the land registry so will need to be registered. Please speak to your solicitor for more details.

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.

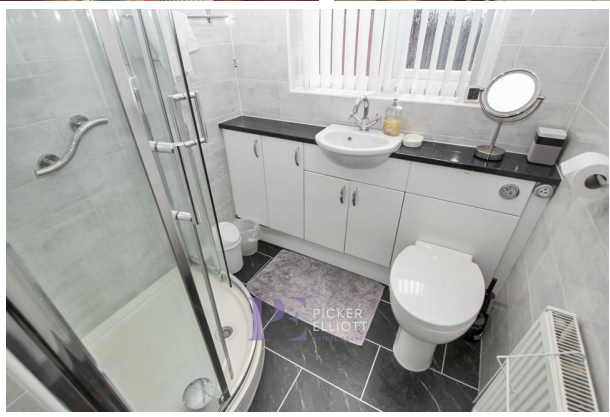
8. All main services are understood to be connected but have not been tested by the Agents.

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.

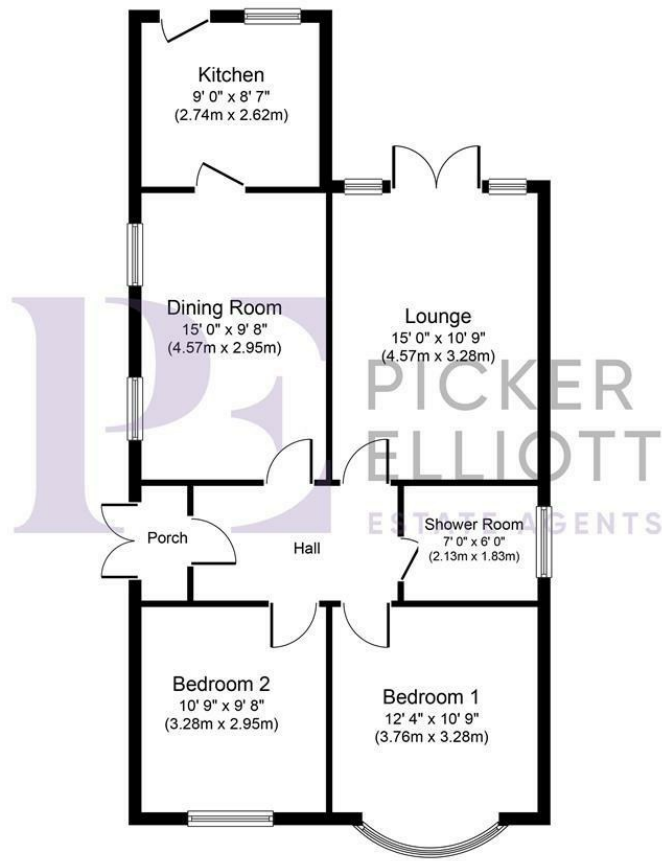
MONEY LAUNDERING REGULATIONS -In line with current money laundering regulations, prospective buyers who have an offer accepted on a property, will be asked to provide us with photo I.D. (e.g. Passport, driving licence, bus pass etc) and proof of address (e.g. Current utility bill, bank statement etc). 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.





PICKER
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GARDEN DESIGN

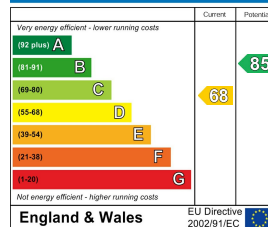




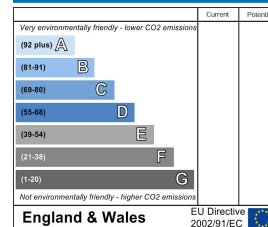
Approximate Floor Area
766 sq. ft.
(71.2 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating



Environmental Impact (CO₂) Rating



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

