



PICKER
ELLIOTT

Olympic Way, Hinckley LE10 1ES

£300,000

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PICKER
ELLIOTT
ESTATE AGENTS

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HINCKLEY, LE10 1DD
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Welcome to this charming semi-detached house located on the prestigious Olympic Way in Hinckley. This property boasts separate kitchen dining room and lounge, perfect for entertaining guests or simply relaxing with your family. With four cosy bedrooms, there is ample space for everyone to enjoy a good night's sleep.

The house features two modern bathrooms, ensuring convenience and comfort for all residents. The layout of this property is ideal for those seeking a harmonious blend of functionality and style. Whether you are looking to host a dinner party or unwind after a long day, this house offers the perfect setting for all your needs.

Situated in a sought-after area, this property provides easy access to local amenities, schools, and transport links, making it a convenient choice for families and professionals alike. The semi-detached nature of the house offers a sense of privacy while still being part of a friendly neighbourhood community. Don't miss the opportunity to make this house your home. Contact us today to arrange a viewing and take the first step towards creating lasting memories in this wonderful property on Olympic Way. EPC: B. Council tax band: C.



Enter Via Opaque Composite Double Glazed Door into

Entrance Hall

With radiator, stairs to first floor landing with spindle balustrade and doors to

Cloakroom

With low level flush WC, pedestal wash hand basin with tiling to splash back, radiator, extractor fan and opaque double glazed window.

Spacious Lounge

16'5 x 11'2 (5.00m x 3.40m)

With double glazed window, double glazed patio doors, double radiator and door to useful storage cupboard.

Kitchen/Diner

13'7 x 9'2 (4.14m x 2.79m)

Excellent range of contemporary base and wall units, roll edge work surface over, matching up stands to splash back, inset one and a half drainer sink with mixer tap, inset gas hob, built in oven and extractor hood, glass fronted display cabinet, cupboard housing combination boiler, double glazed window and radiator.

First Floor Landing

With spindle balustrade, stairs to second floor with spindle balustrade, double glazed window, door to airing cupboard and further doors to

Bedroom Two

12'5 x 9'3 (3.78m x 2.82m)

With radiator and double glazed window.

Bedroom Three

12'2 x 9'2 (3.71m x 2.79m)

With built in wardrobes, double glazed window and radiator.

Bedroom Four

9'1 x 6'6 (2.77m x 1.98m)

With double glazed window and radiator.

Bathroom

5'6 x 6'6 (1.68m x 1.98m)

With low level flush WC, pedestal wash hand basin, panel bath with glass shower screen and shower attachment over, extractor fan, chrome towel radiator and opaque double glazed window.

Second Floor Landing

With radiator and doors to

Master Bedroom

18'2 (into recess) x 16'2 (into recess) (5.54m (into recess) x 4.93m (into recess))

With double glazed window, one single and one double radiator, range of built in wardrobes and door to

En Suite

6'2 x 5'3 (1.88m x 1.60m)

With low level flush WC, pedestal wash hand basin, enclosed and tiled shower cubicle, chrome towel radiator, extractor fan and ceiling window.

Outside

To The Front of the Property

There is a slab path covered porch to front door, remainder has well stocked borders with various plants and shrubs, double length driveway providing ample off road parking leading to detached garage with up and over garage door, power and lighting, roof storage space and gated access leads to

Rear Garden

With large slab patio area, remainder is laid to lawn with decorative borders with various plants and shrubs, outside water tap and lighting, additional rear storage area and garden is enclosed by timber fencing.

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).

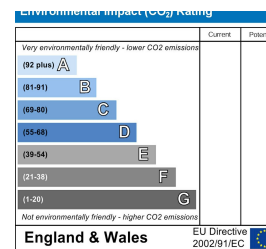
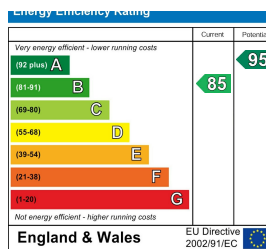
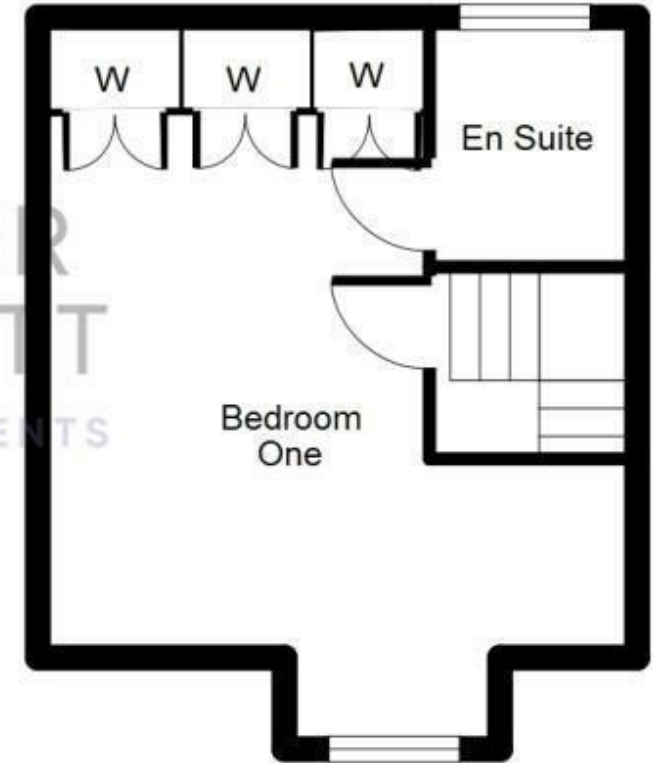
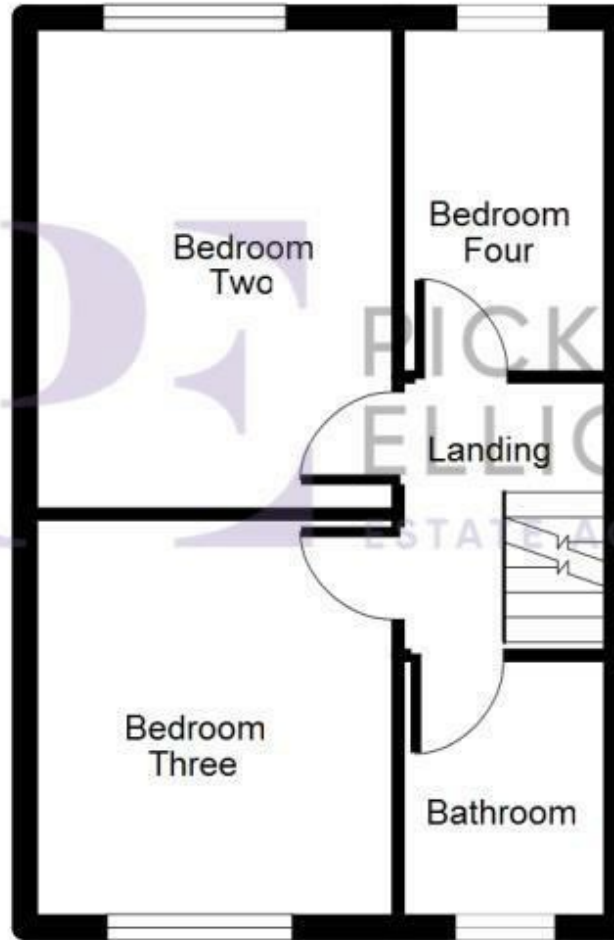
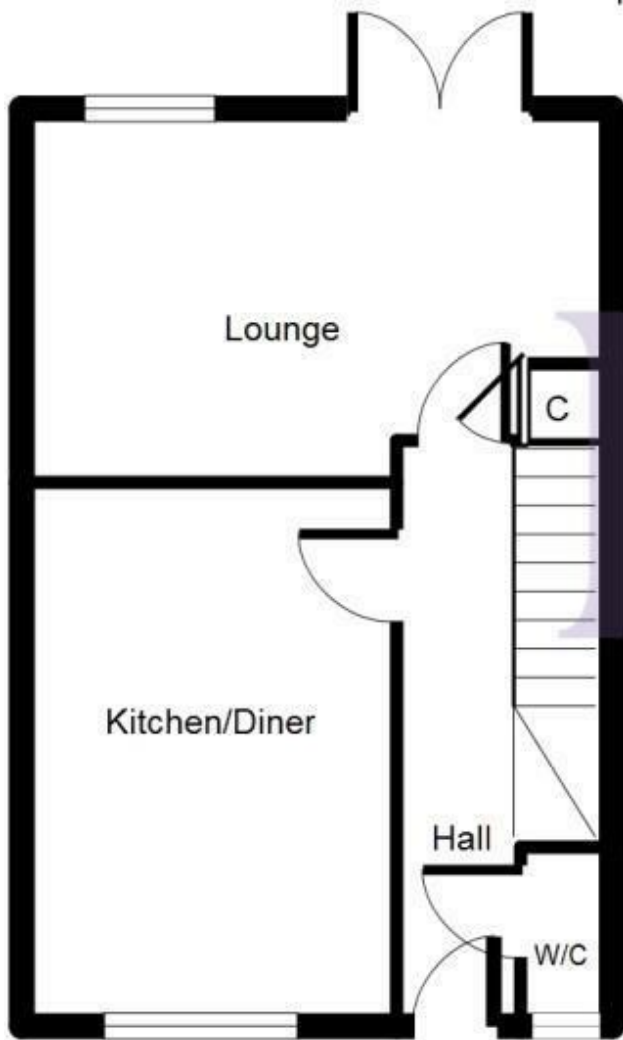
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MONEY LAUNDERING REGULATIONS -In line with current money laundering regulations, prospective buyers who have an offer accepted on a property, will be asked to provide us with photo I.D. (e.g. Passport, driving licence, bus pass etc) and proof of address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





For illustrative purposes only. Measurements are approximate and not to scale.



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

