



PE PICKER ELLIOTT ESTATE AGENTS

Coppice Close, Hinckley LE10 1TF

£260,000

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110 CASTLE STREET,
HINCKLEY, LE10 1DD
01455 612613

Welcome to this charming semi-detached house on Coppice Close, Hinckley! This delightful property boasts a spacious 989 sq ft layout, featuring 1 reception room, 3 cosy bedrooms, and a well-appointed bathroom.

Situated in a peaceful residential area, this home offers the perfect retreat from the hustle and bustle of everyday life. The property has been thoughtfully extended to the front, creating a spacious entrance hall and expanding the third bedroom. Additionally, the large conservatory at the rear offers a lovely spot to unwind and has multiple uses.

The garage has been split to create a large 'boot room' which could easily be turned in to a utility, or used as a spacious office or even play room! With parking available for 2 vehicles, convenience is at your doorstep.

Furthermore, the absence of an onward chain simplifies the buying process, allowing for a smoother transition to your new home. For nature enthusiasts, the proximity to green spaces provides the opportunity for leisurely strolls and outdoor activities.

Don't miss out on the chance to make this house your home. Embrace the tranquillity of this residence and envision the possibilities it holds for you and your loved ones. Contact us today to arrange a viewing and take the first step towards owning your dream home in Hinckley.

EPC Rating C. Council Tax Band C.



Enter Via UPVC Double Glazed Front Door into

Entrance Porch

With two UPVC double glazed windows and through wooden glazed door into

Entrance Hall

With stairs leading to first floor and through internal glazed door to

Lounge

12'0" max x 14'5" (max) (3.67 max x 4.40 (max))

With double glazed window to the front aspect, central heating radiator, feature fireplace and door leading to

Dining/Breakfast Kitchen

13'11" x 10'1" (4.252 x 3.092)

With range of white kitchen units sat beneath roll edge work surfaces, stainless steel sink with drainer, space and plumbing for washing machine, space for a further additional under counter appliance, stainless steel electric oven, 4 ring ceramic hob, concealed extractor, tiling to splashbacks, UPVC double glazed window to rear aspect, UPVC double glazed sliding doors opening to rear patio, central heating radiator, access to large under stairs storage cupboard/pantry and access leading to

Boot Room

8'2" x 7'6" (2.511 x 2.310)

With electric points, access to remaining garage space and door to

Conservatory/Dining Room

7'8" x 13'9" (2.358 x 4.193)

With electric wall mounted heater, UPVC double glazed windows looking out over the rear garden and UPVC double glazed door opening out onto rear patio.

Remaining Garage Space

8'4" x 8'10" (2.544 x 2.704)

With access from the boot room via bi folding internal doors, with up and over door to the front and light and power.

Stairs to Landing

With loft access, UPVC double glazed window, access to airing cupboard which houses the Worcester Bosch combination boiler and door to

Bedroom One

8'7" x 12'4" (2.624 x 3.775)

With central heating radiator, UPVC double glazed window to the front aspect and built in double wardrobes with hanging space.

Bedroom Two

8'7" x 10'0" (2.620 x 3.060)

With central heating radiator, UPVC double glazed window and access to single built in wardrobe.

Bedroom Three

6'2" (max) x 14'0"(max) (1.900 (max) x 4.272(max))

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

Bathroom

5'5" x 6'1" (1.667 x 1.871)

Fully tiled, tiled flooring, UPVC double glazed window with frosted glass, chrome centrally heated towel rail, low level button flush toilet, pedestal wash basin, bath with mixer tap and electric shower.

Outside

To The Front of The Property

There is a well maintained hard landscaped front garden, tarmac driveway with parking for 2 vehicles.

Rear Garden

The garden is mainly laid to lawn with a patio area immediately to the rear of the property, a further patio area immediately to the rear of the plot and timber fencing to all boundaries.

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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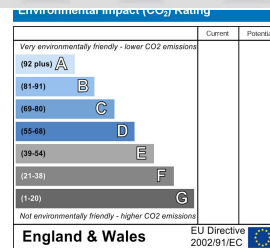
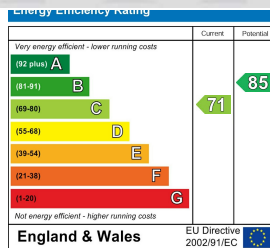
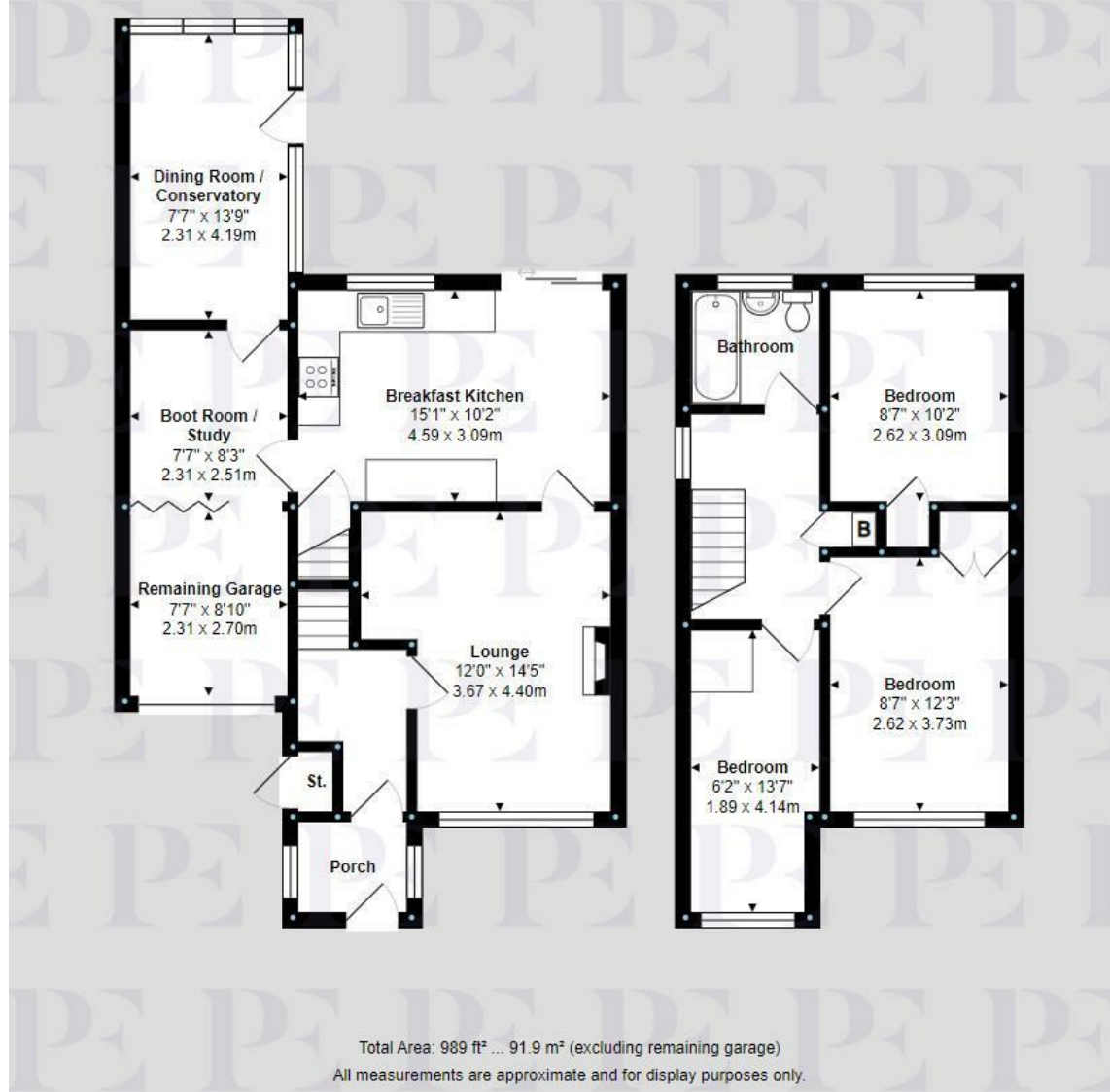
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