



**PE** PICKER  
ELLIOTT  
ESTATE AGENTS

Coppice Close, Hinckley LE10 1TF

Offers In Excess Of £250,000

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110 CASTLE STREET,  
HINCKLEY, LE10 1DD  
01455 612613

Welcome to this charming semi-detached house located in the desirable Coppice Close, Hinckley. This property boasts a modern kitchen and bathroom, making it move-in ready for its new owners. With one reception room, three bedrooms, and a neutrally decorated interior, this house offers a comfortable and inviting living space.

This property provides a perfect balance of tranquillity and convenience. The modern kitchen is ideal for whipping up delicious meals, while the sleek bathroom offers a relaxing retreat after a long day.

With off-road parking available for at least two vehicles, you won't have to worry about finding a spot after a busy day out. The absence of an onward chain makes the buying process smoother and quicker, allowing you to settle into your new home sooner.

Whether you're a first-time buyer, a growing family, or looking for a peaceful retreat, this property offers a wonderful opportunity to own a lovely home in a sought-after location. Don't miss out on the chance to make this house your own and enjoy the comforts it has to offer.

EPC Rating D. Council Tax Band C.



## Enter Via UPVC Double Glazed Door into

### Entrance Hallway

With stairs leading to first floor and door into

### Lounge

12'1" (max) x 14'6" (max) (3.689 (max) x 4.441 (max))

With UPVC bow window to the front of the property, central heating radiator, feature fireplace and door to

### Kitchen/Diner

15'1" x 10'1" (4.600 x 3.084)

With tiled flooring, range of recently fitted cream Shaker style kitchen units seated beneath roll edge work surface, stainless steel 4 ring gas hob, stainless steel electric oven, concealed extractor, fully tiled splash backs, stainless steel sink with drainer and mixer tap, wall mounted Potterton boiler which is concealed in kitchen unit, UPVC double glazed window looking out over the rear garden, large central heating radiator, access to under stairs pantry cupboard and UPVC double glazed sliding doors opening out onto the rear garden.

### Stairs to Landing

With newly fitted carpet, UPVC double glazed window, loft access, door to airing cupboard which houses the foam lagged hot water cylinder and doors to

### Bedroom One

8'7" x 12'6" (2.633 x 3.823)

With newly fitted carpets, central heating radiator, UPVC double glazed window to the front aspect and built in double wardrobes.

### Bedroom Two

8'8" x 9'11" (2.658 x 3.041)

With UPVC double glazed window looking over the rear garden, central heating radiator and single built in wardrobe.

### Bedroom Three

6'3" (max) x 8'8" (max) (1.915 (max) x 2.651 (max))

With central heating radiator, newly fitted carpet, UPVC double glazed window to the front aspect and built in wardrobe over stairs.

### Shower Room

Recently fitted, fully tiled to floor and walls, corner

shower cubicle with electric shower, wash basin with vanity unit, low level button flush toilet, designer chrome heated towel rail, UPVC double glazed window with frosted glass, wall mounted illuminated mirror and inset spotlights to ceiling.

### Outside

#### To The Front of the Property

There is a tarmac driveway and hard landscaped front garden which is mature and well maintained.

#### Rear Garden

There is a patio seating area immediately to the rear of the property, remainder of the garden is mainly laid to lawn, mature shrubbery to the borders 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.

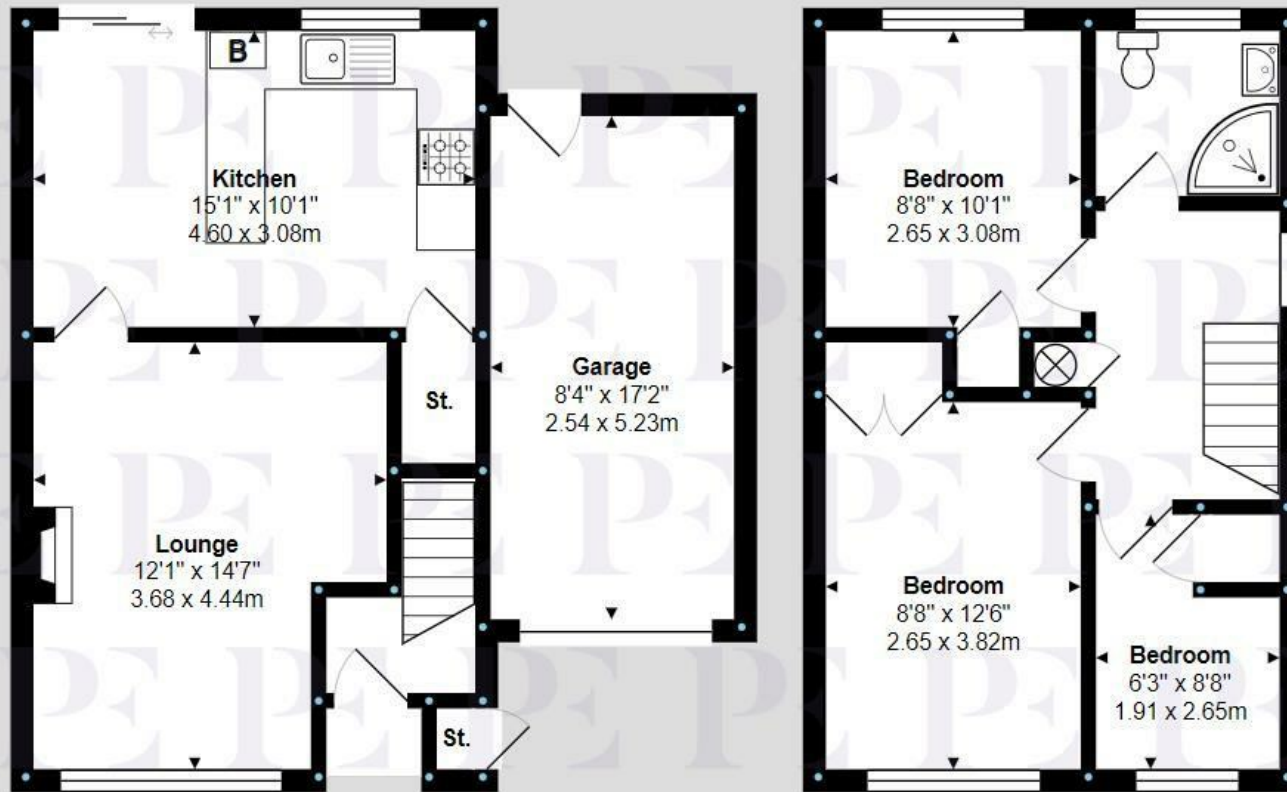
9. We accept no liability for the content of the video and recommend a full physical viewing as usual before you take steps in relation to the property (including incurring expenditure).

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.

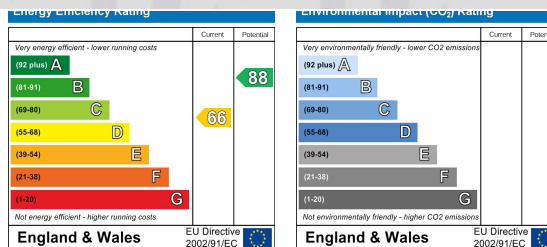




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Total Area: 772 ft<sup>2</sup> ... 71.7 m<sup>2</sup> (excluding garage)  
 All measurements are approximate and for display purposes only.



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

