



PE PICKER
ELLIOTT
ESTATE AGENTS

Farneway, Hinckley LE10 0SN

£335,000

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110 CASTLE STREET,
HINCKLEY, LE10 1DD
01455 612613

Welcome to this charming detached bungalow located on Farneway, Hinckley. This property boasts a spacious 1,030 sq ft of living space, perfect for a family looking for a comfortable home, or down-sizers looking for a sizable bungalow.

Upon entering, you are greeted by a spacious extended hallway, followed by an 'L-shaped' reception room, ideal for relaxing or entertaining guests. With three well-proportioned bedrooms, there is ample space for a growing family or visiting guests. The property also features a modern bathroom, ensuring convenience and comfort for all residents and a stunning breakfast/dining kitchen.

One of the standout features of this bungalow is the large garage, providing plenty of storage space or the opportunity for a workshop for those with a creative flair. Parking will never be an issue with space for up to 5 vehicles, making it perfect for families with multiple cars or guests.

The property offers fantastic living space and enhancing the overall layout. The stunning landscaped garden is a true gem, providing a peaceful retreat where you can enjoy the outdoors in the privacy of your own home.

Conveniently located close to local amenities and with good public transport links to the town centre, this bungalow offers the perfect blend of tranquillity and accessibility. Don't miss out on the opportunity to make this lovely property your new home in Hinckley.

EPC Rating TBC. Council Tax Band D.



Enter Via Composite Double Glazed Door into

Entrance Hallway

With central heating thermostat, central heating radiator, access to large walk in cloakroom and loft access to pull down ladder.

Extended Lounge

21'11" (max) x 14'9" (max) (6.702 (max) x 4.520 (max))
With carpet flooring, three central heating radiators, feature fireplace with marble hearth and decorative surround, UPVC double glazed window and UPVC double glazed patio doors opening to the rear.

Kitchen

11'3" x 14'5" (3.432 x 4.418)
Entering through glazed internal door, tiled flooring, range of cream Shaker style units seated beneath real wood butcher block work surfaces, one and half bowl ceramic sink with drainer and chrome mixer tap, 4 ring electric ceramic hob with matching splash back and extractor hood, integrated NEFF slid and hide oven, integrated fridge/freezer, central heating radiator, UPVC double glazed window looking out over the rear garden and access to

Large Extended Garage

11'8" x 19'11" (3.559 x 6.088)
With manual roller door to the front, UPVC double glazed patio doors to rear, UPVC double glazed window, light and power and plumbing for appliances.

Bedroom One

11'4" x 14'11" (3.461 x 4.554)
With UPVC bow window to the front of the property, central heating radiator and built in wardrobes.

Bedroom Two

11'5" x 11'4" (3.480 x 3.474)
With central heating radiator, UPVC double glazed window to the front of the aspect and built in wardrobes with sliding mirror doors.

Bedroom Three

8'2" x 8'6" (2.491 x 2.605)
With central heating radiator and UPVC double glazed window.

Shower Room

Fully tiled to all walls with a large corner shower, vanity unit with low level flush toilet and wash basin, UPVC double glazed window with frosted glass, and a centrally heated towel rail.

Outside

To The Front of the Property

There is a large block paved driveway which could easily accommodate multiple vehicles and mature borders.

Landscaped Rear Garden

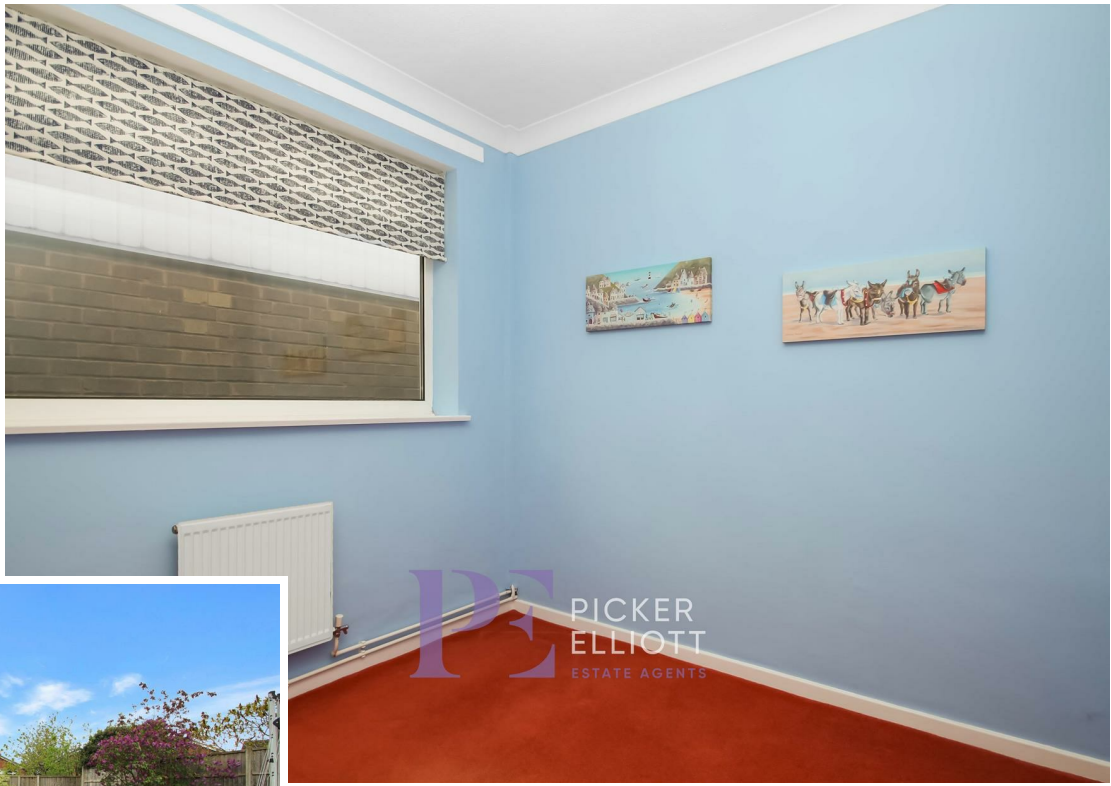
With large sandstone patio with steps leading to the main garden which is a mixture of hard landscaping, mature borders, mainly laid to lawn, timber fencing to all boundaries and free standing timber shed.

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

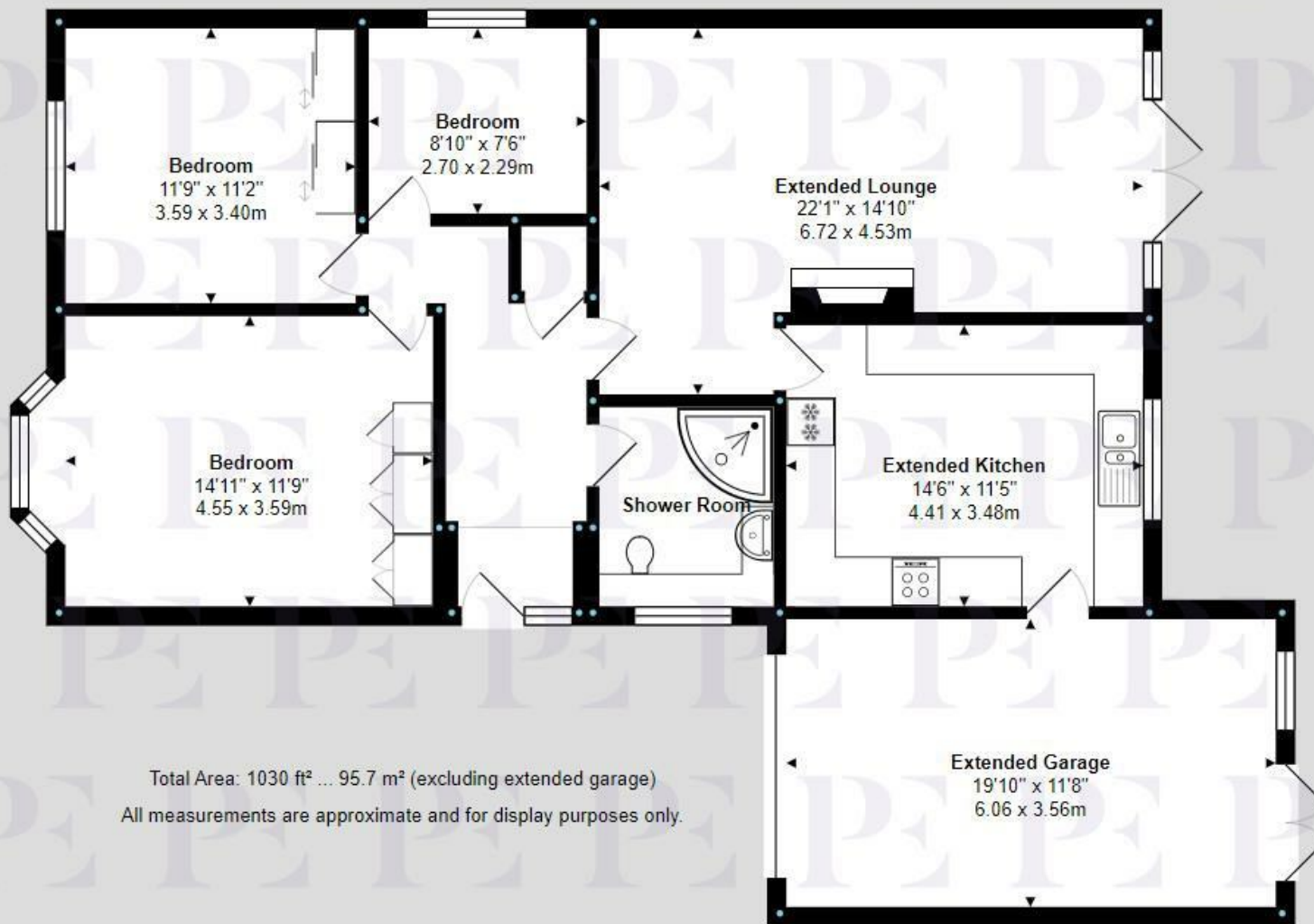
used in good faith as an opinion and NOT as a statement of fact. Please make further specific enquiries to ensure that our descriptions are likely to match expectations you may have of the property.

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: 1030 ft² ... 95.7 m² (excluding extended garage)
 All measurements are approximate and for display purposes only.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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

