



PE PICKER
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ESTATE AGENTS

Darwin Close, Hinckley LE10 1SF

Offers In Excess Of £290,000

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110 CASTLE STREET,
HINCKLEY, LE10 1DD
01455 612613

Nestled in the serene Darwin Close of Hinckley, this charming semi-detached house offers a perfect blend of comfort and style. Boasting a spacious 957 sq ft, this property features a cosy reception room, three inviting bedrooms, a stunning extended kitchen, and a well-appointed bathroom.

One of the highlights of this home is its high-end kitchen, perfect for whipping up delicious meals and entertaining guests. The property has been extended, providing additional space for your family to enjoy. With parking available for multiple vehicles, convenience is at your doorstep.

Situated in a peaceful residential area, you'll appreciate the tranquillity that this location offers. For those who value easy commuting, this property provides good access to commuter routes, making your daily travels a breeze.

Furthermore, the potential to further extend this property (subject to planning) opens up exciting possibilities for customising and enhancing this already delightful home. Don't miss out on the opportunity to make this lovely property your own slice of paradise in the heart of Hinckley.

EPC RATING D. COUNCIL TAX BAND C.



Enter Via Composite Double Glazed Front Door to

Entrance Hallway

With inset spotlights to ceiling, central heating radiator, alarm control panel, stairs leading to first floor, solid wood flooring and entering through solid oak door into

L Shape Lounge

15'0" (max) x 23'11" (max) (4.579 (max) x 7.3 (max))

With carpet flooring, UPVC double glazed window to the front aspect, central heating radiator, Virgin media connection point, television point, marble fireplace with gas fire, further central heating radiator to the rear, access to under stairs storage and access via double oak glazed doors through into

Extended Kitchen/Diner

8'5" x 23'9" (2.578 x 7.255)

Kitchen with luxury vinyl tile flooring, range of Duck Egg Blue kitchen units seated beneath square edge Quartz work surface, inset stainless steel sink with one and a half bowls, stainless steel effect mixer tap, stainless steel 5 ring gas burning hob with matching extractor hood, elevated double Hotpoint oven, combination microwave oven, integrated dishwasher, integrated washing machine, space for American style fridge/freezer with plumbing, central heating radiator, inset spotlights to ceiling, UPVC double glazed window to the rear aspect, UPVC bi folding doors out onto the rear patio and access from the kitchen into the attached

Garage

8'3" x 17'1" (2.516 x 5.212)

With light, power and electric roller door to the front.

First Floor Landing

With UPVC double glazed window, loft access with pull down ladder, access to airing cupboard and doors to

Bedroom One

8'7" x 12'3" (2.631 x 3.751)

With UPVC double glazed window to the front, central heating radiator, series of built in wardrobes including over bed storage and built in dressing table with drawers.

Bedroom Two

8'6" x 10'0" (2.615 x 3.063)

With access to open plan wardrobe, UPVC double glazed window to the rear aspect and central heating radiator.

Bedroom Three

6'2" x 8'7" (1.899 x 2.638)

With wall mounted storage, UPVC double glazed window to the front aspect, central heating radiator and built in over stairs storage.

Shower Room

6'1" x 6'0" (1.875 x 1.832)

Tiled flooring, low level button flush toilet, wash basin with vanity unit, central heated chrome towel rail, fully tiled to all walls, over sized walk in shower cubicle with main shower, inset spotlights, inset extractor to ceiling and UPVC double glazed window with frosted glass.

Outside

To The Front of the Property

There is a block paved driveway which could easily accommodate three vehicles, access to external storage space and gated access leading through to

Rear Garden

Mainly laid to lawn with a patio area immediately to the rear of the property, timber fencing to all boundaries, timber shed, very well maintained private garden.

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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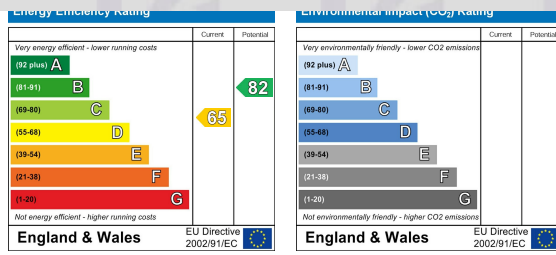
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Total Area: 957 ft² ... 88.9 m² (excluding garage)

All measurements are approximate and for display purposes only.



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

