



Wensum Close, Hinckley LE10 0XH

£175,000

PE
PICKER
ELLIOTT
ESTATE AGENTS

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HINCKLEY, LE10 1DD
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Welcome to this charming mid-terrace house located in the desirable Wensum Close, Hinckley. This property boasts two cosy reception rooms, perfect for entertaining guests or simply relaxing with your loved ones. With two bedrooms, there is ample space for a small family or for those who enjoy having a guest room or home office.

Situated in a peaceful neighbourhood, this property offers a wonderful opportunity to create a warm and inviting home. The mid-terrace layout provides a sense of community while still offering privacy. Whether you are looking to step onto the property ladder or seeking a new place to call home, this house in Wensum Close is sure to captivate your heart.

Don't miss out on the chance to own this lovely property in Hinckley. Book a viewing today and envision the possibilities that await you in this delightful home. Council tax band B. EPC: D.



Enter via covered porch to

Reception hall

8'3 x 6'10 (2.51m x 2.08m)

With opaque glazed door, radiator, stairs to first floor landing with spindled balustrade, and doors to

Lounge, dining room

16'3 x 12' (4.95m x 3.66m)

With double radiator, feature fire surround with marble hearth, storage cupboard, double glazed sliding doors to,

Conservatory

9'7 x 7'6 (2.92m x 2.29m)

Fully double glazed on brick dwarf wall, polycarbonate roof and double doors to rear garden

Kitchen

9'9 x 5'6 (2.97m x 1.68m)

With base and wall units, roll edged work surface over, tiling to splash backs, inset gas hob with built in oven and extractor hood over, inset drainer sink with mixer tap, double glazed window, radiator, wall mounted combi boiler

First floor landing

7'1 x 6'2 (2.16m x 1.88m)

With spindled balustrade and doors to

Bedroom one

9'8 x 9'4 (2.95m x 2.84m)

With built on double wardrobe, radiator and double glazed window

Bedroom two

10' x 9'5 (3.05m x 2.87m)

With double glazed window, radiator and built in wardrobes

Bathroom

7' x 5'5 (2.13m x 1.65m)

With low level flush w.c, pedestal wash basin, panelled bath with shower over and glass shower screen, extractor fan, tiling to half wall level and radiator

Outside

To the front of the property

There is a graveled garden with covered storm porch and storage cupboard

Double length drive for parking

Rear garden

Fully enclosed by hedges and fencing, gravelled with garden 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.

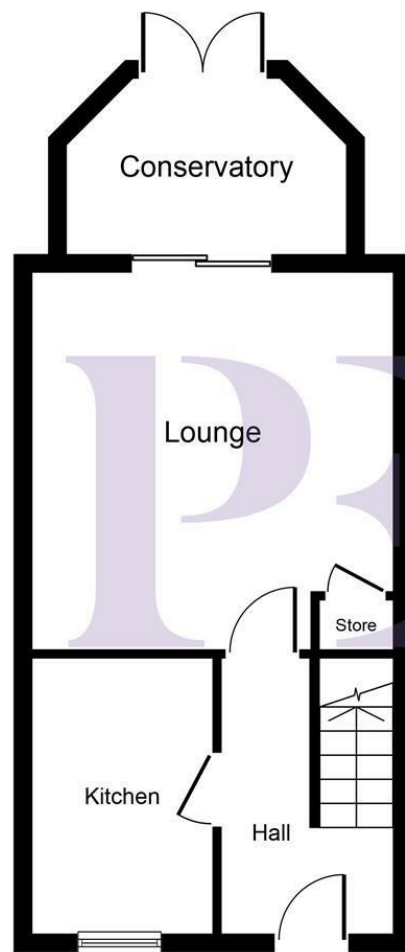
9. We accept no liability for the content of the video and recommend a full physical viewing as usual before you take steps in relation to the property (including incurring expenditure).

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.

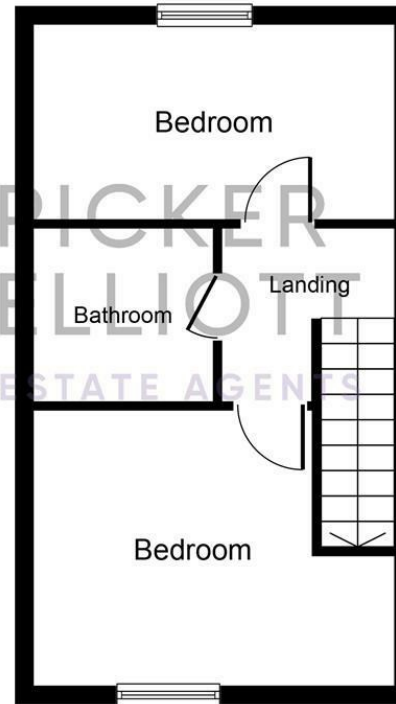
Furthermore, we reserve the right to use these for marketing initiatives in order to promote your property or the Company. We may use various options for marketing including all social media and mailing campaigns and should you have any concerns relating to this then you should let us know as soon as 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.





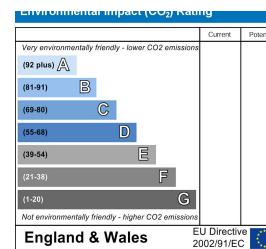
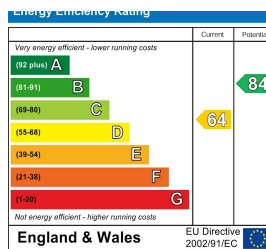
Ground Floor



First Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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