



PE
PICKER
ELLIOTT
ESTATE AGENTS

Gowrie Close, Hinckley LE10 0TT

£220,000

PE
PICKER
ELLIOTT
ESTATE AGENTS

110 CASTLE STREET,
HINCKLEY, LE10 1DD
01455 612613

An excellent opportunity to purchase recently constructed, three bedroom end mews property situated in a pleasant cul-de-sac location within Hinckley. The property, which has been finished to a very high standard, briefly comprises, entrance hall, spacious lounge and an impressive kitchen dining room with fitted appliances and a ground floor cloakroom. On the first floor there are three good sized bedrooms and a family bathroom. Outside, there is a gravelled garden to the front with an enclosed, lawned garden and decked patio to the rear. Council tax: B. EPC: B.



Enter Via composite double glazed door

Entrance hall

With radiator, stairs to first floor landing and door to

Spacious lounge

13'8 x 10'7 (4.17m x 3.23m)

With double glazed window to the front, radiator, laminate flooring and arch to

Kitchen Dining room

13'6 x 11'7 (4.11m x 3.53m)

With an excellent range of contemporary base and wall units with work surfaces over and covered splash backs, plumping for washing machine, integrated fridge/ freezer, dishwasher, built in oven, in set induction hob with extractor hood over, laminate flooring, in set spotlights, radiator, double glazed double doors to rear garden, double glazed window, cupboard housing wall mounted combination boiler, door to

Ground floor cloakroom

With low level flush WC, pedestal wash hand basin, radiator and laminate flooring.

First floor landing

With loft access and doors to

Master bedroom

10'7 x 9'8 (3.23m x 2.95m)

With double glazed window, radiator and laminate flooring.

Bedroom two

10'3 x 7'5 (3.12m x 2.26m)

With double glazed window, radiator and laminate flooring,

Bedroom three

7'4 x 6'0 (2.24m x 1.83m)

With double glazed window, radiator, and laminate flooring.

Bathroom

With enclosed low level flush WC, wash hand basin, paneled bath, tiling to surrounding splash back areas, glass shower screen, chrome towel radiator, in set spotlights, extractor fan and laminate flooring.

Outside

To the front of the property

There is a graveled frontage, with gated access leading to

To the rear of the property

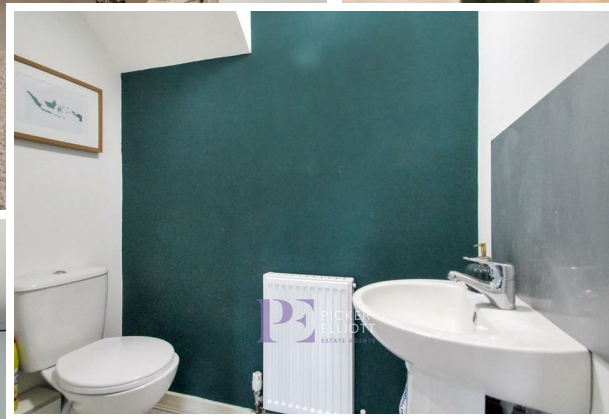
With decked patio area, lawned garden, enclosed by timber fencing with rear access gate.

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.

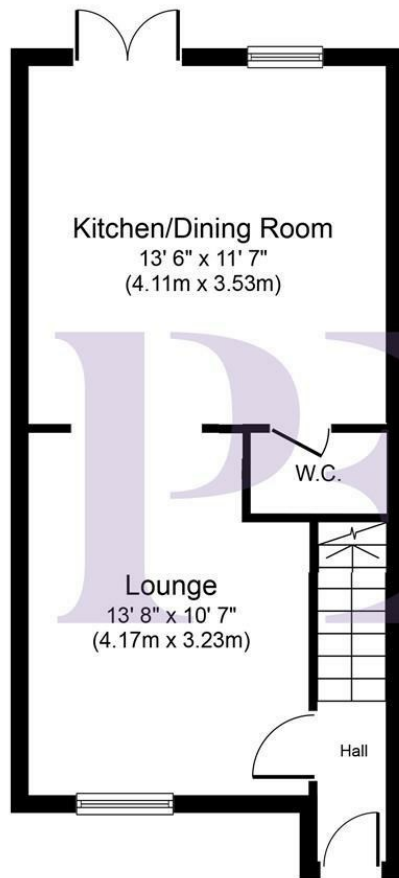
Purchasers should however make their own enquiries into such matters prior to purchase.

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.

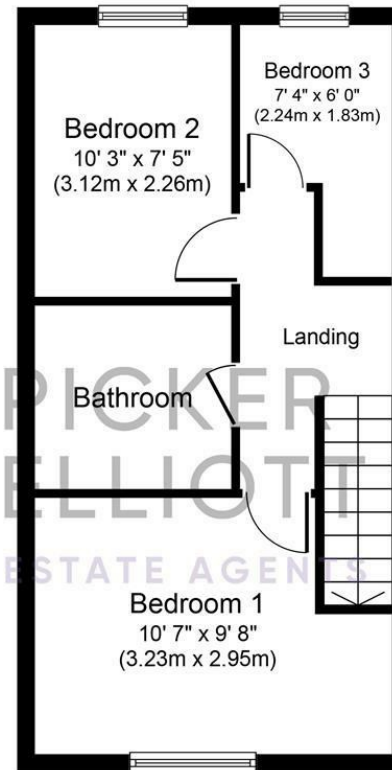




PE PICKER
ELLIOTT
ESTATE AGENTS



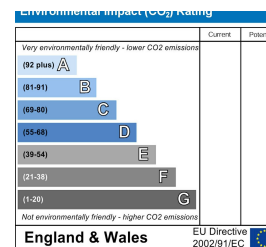
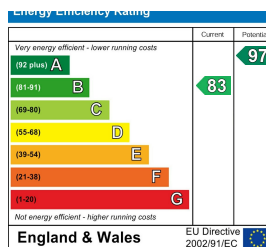
Ground Floor
Approximate Floor Area
378 sq. ft.
(35.1 sq. m.)



First Floor
Approximate Floor Area
371 sq. ft.
(34.5 sq. m.)

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.

Copyright V360 Ltd 2024 | www.houseviz.com



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

