



Woodland Road, Hinckley LE10 1JF

£315,000

PE
PICKER
ELLIOTT
ESTATE AGENTS

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HINCKLEY, LE10 1DD
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Welcome to this charming semi-detached house located on Woodland Road in the picturesque town of Hinckley. This property boasts two spacious reception rooms, perfect for entertaining guests or simply relaxing with your family. With four cosy bedrooms, there is plenty of space for everyone to enjoy a good night's sleep.

The house features two well-appointed bathrooms, ensuring convenience and comfort for all residents. The semi-detached layout offers a sense of privacy while still being part of a friendly neighbourhood community.

Situated in a desirable location, this property provides easy access to local amenities, schools, and green spaces, making it an ideal choice for families looking to settle down. Don't miss the opportunity to make this house your home and create lasting memories in this lovely neighbourhood. Council tax band: C. EPC: D.



Enter Via Composite Opaque Stain Glass Door to

Reception Hall

With opaque double glazed window to front, telephone point, picture rail, stairs to first floor landing with spindle balustrade, double radiator, door to useful under stairs storage cupboard, wall mounted combi boiler and further doors leading to

Extended Lounge

20'5 x 11'9 (6.22m x 3.58m)

With picture rail, dado rail, radiator, double glazed patio doors to rear garden, wooden feature fire surround with tile hearth and backing and inset gas fire.

Dining Room

12'2 x 12'4 (3.71m x 3.76m)

With double glazed bay window to front, brick built feature fireplace with free standing gas fire, picture rail, laminate flooring, telephone point and radiator.

Extended Breakfast Kitchen

16'6 x 6'5 (5.03m x 1.96m)

With excellent range of base and wall units, roll edge work surfaces over, tiling to splash backs, inset gas hob with built in oven and extractor hood, space and point for dishwasher, space and point for washing machine, inset one and a half drainer sink with mixer tap, glass fronted display cabinets, double radiator, double glazed window to rear and opaque double glazed door to side.

First Floor Landing

With spindle balustrade, opaque double glazed window to side, dado rail, stairs rising to second floor and doors opening to

Bedroom Two

12'4 x 10'0 (3.76m x 3.05m)

With coving to ceiling, dado rail, range of built in wardrobes, radiator and double glazed window to rear.

Bedroom Three

10'5 x 9'5 (3.18m x 2.87m)

With double glazed window to front and radiator.

Bedroom Four

8'4 x 7'5 (2.54m x 2.26m)

With double glazed window and radiator.

Bathroom

With low level flush WC, pedestal wash hand basin, panel bath

with shower over, tiling to surrounding four walls, radiator, opaque double glazed window to front and extractor fan.

Second Floor Landing

With doors opening to

Bedroom One

14'4 x 17'7 (max) (4.37m x 5.36m (max))

With double glazed window to rear, double radiator, double glazed skylight window to front and further door to

Shower Room

With low level flush WC, pedestal wash hand basin, enclosed and tiled corner shower cubicle, tiling to surrounding four walls, radiator, extractor fan and opaque double glazed window to rear.

Outside

To The Front of the Property

There is a large herringbone pattern block paved drive providing off road parking for several vehicles and gated side access leads to

Large Rear Garden

There is a slab patio area with brick retaining wall, outside water tap, security lighting, steps lead to the remainder of the garden which is mainly laid to lawn with surrounding mature borders, garden shed, additional slabbed hard standing patio area, enclosed by timber fencing and various hedges and is generally private

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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).

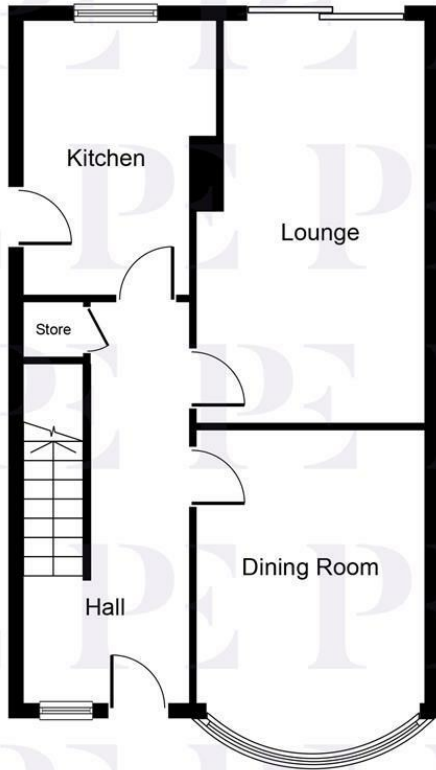
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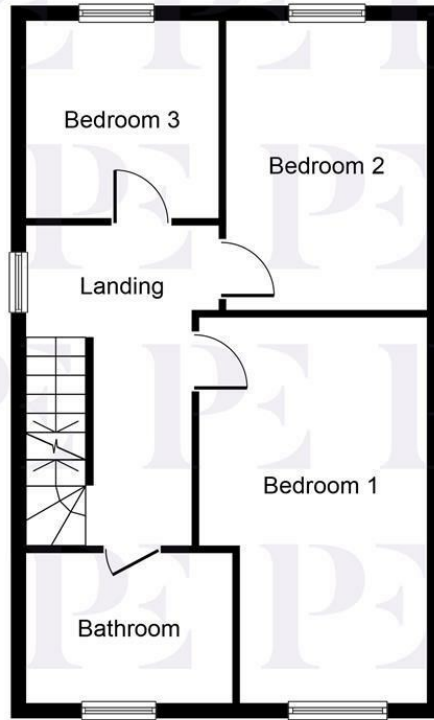




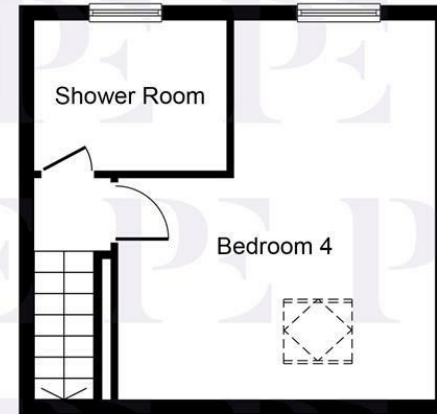
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Ground Floor



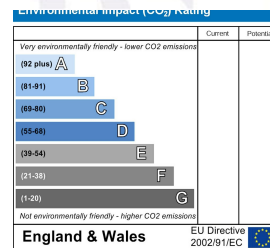
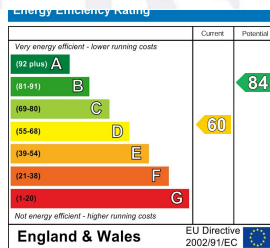
First Floor



Second 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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