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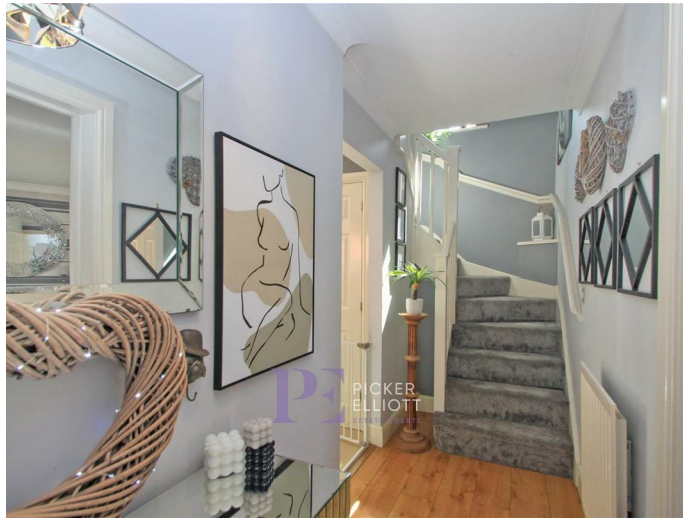
Paddock Way, Hinckley LE10 0FJ

Asking Price £325,000

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110 CASTLE STREET,
HINCKLEY, LE10 1DD
01455 612613

A very spacious modern detached family home situated on a popular development to the east side of Hinckley providing excellent access to Nuneaton & Hinckley town centres as well as major road networks. The very well presented accommodation has the benefit of gas central heating & uPVC double glazing and in brief comprises, reception hall, ground floor cloakroom, spacious lounge and a kitchen dining room. On the first floor there are four well proportioned bedrooms (two with ensuite, master bedroom also has dressing area) and a family bathroom. Outside, there is a car port which provides covered car parking and leads to a detached garage. At the rear there is an enclosed mainly lawned garden with a large slabbed patio. Viewing is highly recommended to appreciate the accommodation offered. Council Tax Band D



Enter Via Opaque Composite Door Leading To

Reception Hall

With coving to ceiling, radiator, wooden flooring, door to

Ground Floor Cloakroom

With low level flush wc, pedestal wash hand basin with tiling to splash back, opaque double glazed window to front, radiator, inset spotlights

Further doors leading to

Lounge

18'6 x 16'0 (5.64m x 4.88m)

With double glazed window to front, coving to ceiling, two double radiators, double glazed patio door to rear, contemporary feature fireplace with inset living flame effect gas fire, television point, telephone point.

Living Kitchen Dining Room

18'6 x 12'10 (5.64m x 3.91m)

With an excellent range of wall and base units with roll edged work surfaces over and tiling to splash backs, inset one and a half drainer sink with mixer tap, inset gas hob with built in over and contemporary extractor hood over, integrated fridge freezer, integrated dishwasher, integrated washing machine, high gloss ceramic tiled flooring, double radiator, inset lighting to kick space, inset spot lights, double glazed window to front, double glazed patio door to rear, built in cupboard, television point.

First Floor Landing

With dog legged staircase, spindle balustrade, double glazed window to rear, loft access, coving to ceiling, airing cupboard with foam lagged hot water cylinder, radiator, doors to

Master Bedroom

11'11 x 11'1 (3.63m x 3.38m)

With double glazed window to front, double radiator, arch way to

Dressing Room Area

With built in wardrobes, further door to

En-Suite

With low level flush wc, pedestal wash hand basin, enclosed and tiled shower cubicle with electric shower, tiling to splash back areas, electric shaver point, double radiator, opaque double glazed window to side, inset spot lights.

Bedroom Two

12'5 x 10'0 (3.78m x 3.05m)

With double glazed window to front , built in wardrobe, built in spotlights, television point, radiator, door to

En-Suite

With low level flush wc, pedestal wash hand basin, enclosed and tiled shower cubicle with electric shower, electric shaver point, inset spotlights, radiator, opaque double glazed window to front, extractor fan.

Bedroom Three

11'0 x 9'0 (3.35m x 2.74m)

With double glazed window to rear, radiator, built in wardrobes.

Bedroom Four

9'0 x 8'10 (2.74m x 2.69m)

With double glazed window to front, radiator, built in wardrobes.

Family Bathroom

With three piece suite comprising of low level flush wc, pedestal wash hand basin, paneled bath with shower attachment over, tiling to splash back areas, radiator, inset spotlights, opaque double glazed window to rear, laminate flooring.

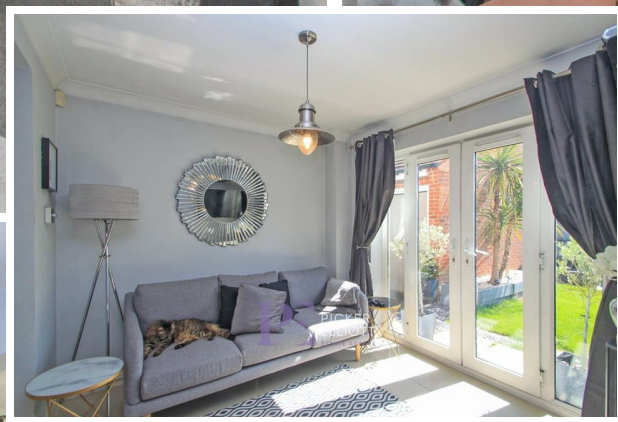
Outside

To The Front Of The Property

There is a graveled garden with various plants and shrubs, gates side access to covered carport leading to detached garage with up and over garage door, roof storage space and pedestrian side access.

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.

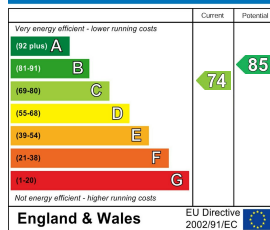




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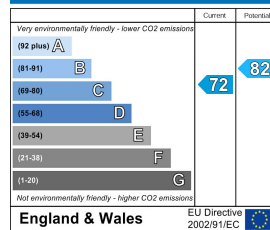


Energy Efficiency Rating



74 85

Environmental Impact (CO₂) Rating



72 82

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

