



Bunneys Meadow, Hinckley LE10 0FQ

£210,000

PE
PICKER
ELLIOTT
ESTATE AGENTS

110 CASTLE STREET,
HINCKLEY, LE10 1DD
01455 612613

Welcome to this charming home located in the sought-after Bunneys Meadow, Hinckley. This property is ideal for first-time buyers looking to settle in a popular residential area with excellent access to motorway networks.

Situated close to well-regarded schools, this property offers not only a convenient location but also a peaceful retreat with its mature private garden. Imagine enjoying your morning coffee surrounded by the beauty of nature right in your own garden.

Don't miss the opportunity to make this home your own and experience the warmth and comfort it has to offer. Contact us today to arrange a viewing.



Enter Via Double Glazed Front Door into

Entrance Hallway

With tiled flooring, stairs leading to first floor, central heating radiator and access to

Downstairs Cloakroom

With tiled flooring continuing through from the entrance hall, low level button flush toilet, central heating radiator, pedestal wash basin with tiling to splash back, ceiling mounted extractor and consumer unit.

Kitchen

5'8 x 9'9 (1.73m x 2.97m)

With tiled flooring continuing through from the entrance hall, range of wood effect kitchen units seated beneath roll edge contrasting work surface, wall mounted Gloworm boiler, stainless steel sink with mixer tap, space and plumbing for washing machine, space for free standing fridge/freezer, 4 ring gas burning hob, electric oven, concealed extractor tiled splash backs, point for dishwasher and UPVC double glazed window looking out to the front of the property.

Lounge

12'7 (max) x 15'5 (3.84m (max) x 4.70m)

With two central heating radiators, UPVC double glazed door opening to the rear garden, two UPVC double glazed windows and tv connection.

First Floor Landing

Ladder to partially boarded loft and door to

Bedroom One

9'9 x 10'3 (to wardrobes) (2.97m x 3.12m (to wardrobes))

With carpet flooring, built in wardrobes, television connection, UPVC double glazed window looking out over the mature rear garden and central heating radiator.

Bedroom Two

9'5 (max) x 12'8 (max) (2.87m (max) x 3.86m (max))

With carpet flooring, central heating radiator, UPVC double glazed window to the front aspect and access to over stairs storage.

Shower Room

Tiled flooring, wash basin with vanity unit, large corner shower cubicle with electric shower, low level button flush toilet, centrally heated chrome towel rail, partially tiled to all splash back areas and spotlights to ceiling with extractor.

Outside

To The Front of the Property

There is mature shrubbery to the front and canopy porch.

Mature Rear Garden

With a variety of shrubs and plants, timber built shed, timber fencing to all boundaries and pathway leading to rear gate for allocated parking.

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.

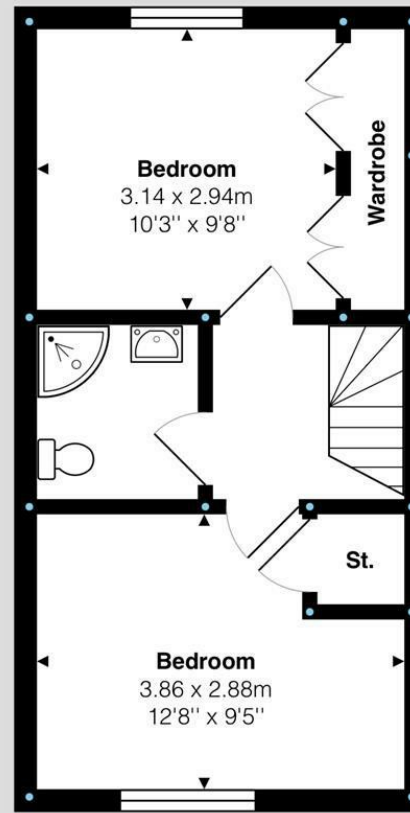
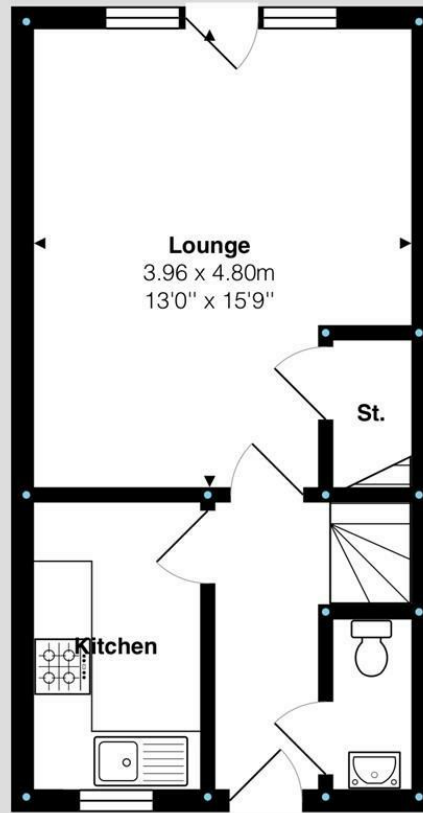
9. We accept no liability for the content of the video and recommend a full physical viewing as usual before you take steps in relation to the property (including incurring expenditure).

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.





PICKER
ELLIOTT
STATE AGENTS



Total Area: 62.2 m² ... 670 ft²

All measurements are approximate and for display purposes only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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

