



Woodland Road, Hinckley LE10 1JF

£300,000

**PE**  
PICKER  
ELLIOTT  
ESTATE AGENTS

110 CASTLE STREET,  
HINCKLEY, LE10 1DD  
01455 612613

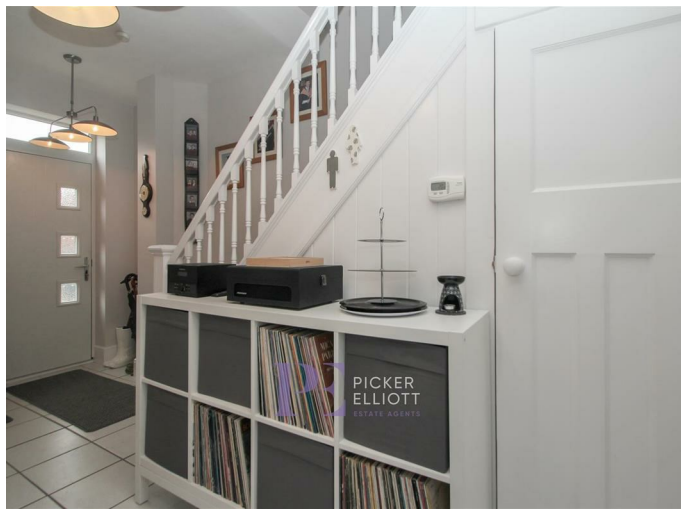


Welcome to this charming semi-detached house on Woodland Road in Hinckley. This delightful property boasts two reception rooms, perfect for entertaining guests or simply relaxing with your loved ones. With three cosy bedrooms, there's plenty of space for the whole family to unwind and make themselves at home.

Built in the 1930s, this home exudes character and charm while having been extended and improved to meet modern standards. The property features a beautifully maintained rear garden, ideal for enjoying a cup of tea on a sunny afternoon or hosting a barbecue with friends.

Convenience is key with a detached garage, providing ample space for parking or additional storage. The overall presentation of this home is impeccable, offering a warm and inviting atmosphere from the moment you step inside.

Don't miss out on the opportunity to own this well-presented gem in a sought-after location. Contact us today to arrange a viewing and envision the possibilities that this lovely property holds for you and your family. Council Tax band: B. EPC: TBC.



## Enter Via Opaque Double Glazed Composite Door into

### Reception Hall

14'8 x 5'9 (4.47m x 1.75m)

With stairs to first floor landing, spindle balustrade, radiator, tiled flooring and door to

### Ground Floor Cloakroom

With low level flush WC, wall mounted wash hand basin, tiled flooring, opaque double glazed window and further doors to

### Lounge

12'7 x 11'8 (3.84m x 3.56m)

With double glazed window to front, radiator, feature fire with log burning stove and stone hearth.

### Dining Room

13'4 x 10'7 (4.06m x 3.23m)

With wall mounted electric fire, radiator and glazed window to rear.

### Extended L Shape Breakfast Kitchen

18'5 (max) x 14'0 (5.61m (max) x 4.27m)

With an excellent range of contemporary base and wall units, roll edge work surfaces over, up stands to splash back, space and point for gas range cooker with extractor hood, space for washing machine, space for dishwasher, inset drainer sink with mixer tap, tiled flooring, contemporary vertical radiator, two ceiling windows, double glazed window to rear, double glazed double door, electric roller blinds to rear window and door to

### Utility Room

Space and plumbing for washing machine, space for tumble dryer, combination boiler and tiled flooring.

### First Floor Landing

6'7 x 7'0 (2.01m x 2.13m)

With opaque double glazed window, spindle balustrade and doors to

### Bedroom One

13'3 x 12'1 (4.04m x 3.68m)

With double glazed bay window and radiator.

### Bedroom Two

13'4 x 11'11 (4.06m x 3.63m)

With radiator and double glazed window.

### Bedroom Three

8'8 x 7'0 (2.64m x 2.13m)

With double glazed window and radiator.

### Bathroom

7'7 x 5'4 (2.31m x 1.63m)

Enclosed and tiled walk in shower cubicle with electric shower, low level flush WC, pedestal wash hand basin, free standing contemporary bath with waterfall effect tap, tiling to surrounding half wall level, contemporary vertical radiator, opaque double glazed window, extractor fan and tiled floor.

### Outside

#### To The Front of the Property

There is a gravel drive providing ample off road parking and side access leading to

#### Landscaped Rear Garden

With security lighting, outside water tap and power point, large block paved patio with wrought iron gate and fencing, leads to remainder of the garden which is laid to lawn with a block paved path, mature well stocked borders of various plants and shrubs, large shed used as wood store, additional parking to the rear with double gated access, garage with double opening doors, power and lighting, garden is enclosed by timber fencing and is generally private.

#### 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.

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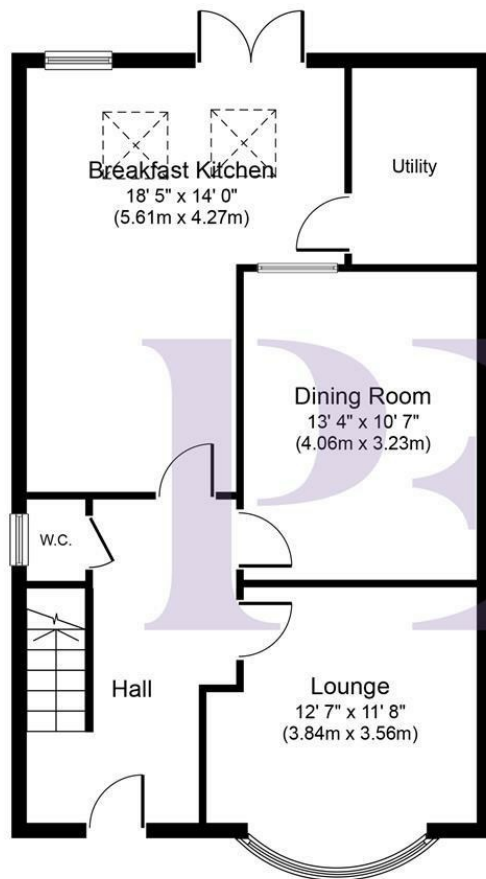




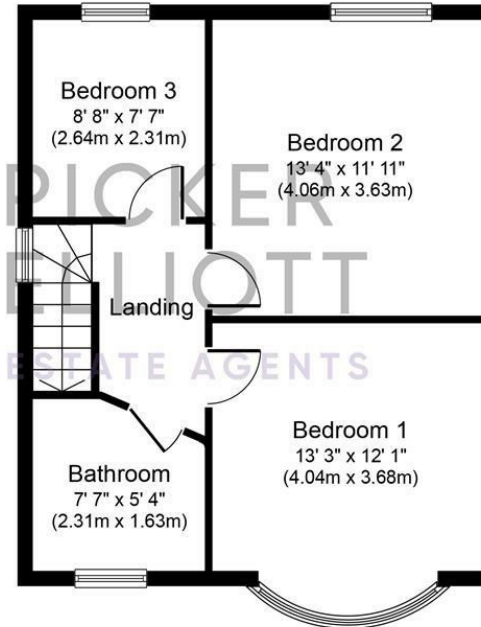




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**Ground Floor**  
Approximate Floor Area  
671 sq. ft.  
(62.3 sq. m.)



**First Floor**  
Approximate Floor Area  
493 sq. ft.  
(45.8 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.

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

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

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

