



PE PICKER
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Hurst Road, Hinckley LE10 1AB

£280,000

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110 CASTLE STREET,
HINCKLEY, LE10 1DD
01455 612613

Nestled on the charming Hurst Road in Hinckley, this semi-detached house is a true gem waiting to be discovered. Boasting two reception rooms, three cosy bedrooms, well appointed kitchen and a luxurious bathroom, this property offers a perfect blend of comfort and style.

With a generous 1,051 sq ft of living space, this stunning character home provides ample room for both relaxation and entertainment. The property also features garage parking for one vehicle, ensuring convenience for those with a busy lifestyle.

One of the standout features of this residence is its prime location. Situated within walking distance to Argents Mead, the Train Station, Hinckley Leisure Centre, The Crescent, and Hinckley Town Centre, residents will have easy access to a plethora of amenities and entertainment options.

Whether you're looking to unwind in the tranquillity of your new home or explore the vibrant surroundings, this property offers the best of both worlds. Don't miss the opportunity to make this charming house your new home sweet home.



Enter Via Solid Wood Double Glazed Front Door into

Entrance Hallway

With tiled flooring, stairs leading to first floor and door leading through to

Lounge

12'3" x 10'8" (3.758 x 3.274)

With carpet flooring, dado rail, UPVC double glazed bay window, additional UPVC double glazed window to the side aspect, plantation style shutters, and central heating radiator.

Dining Room

11'2" x 12'5" (3.418 x 3.796)

Entering through from the entrance hall, wood effect flooring, two UPVC double glazed windows, plantation style shutters, decorative open fireplace with oak mantle, access to under stairs storage, central heating radiator and open plan access to

Kitchen

8'0" x 11'11" (2.458 x 3.636)

With wood effect flooring, range of Shaker style white kitchen units, seated beneath square edge solid wood butcher block style work surface, tiling to splash backs to sink and cooking areas, inset porcelain Belfast style sink, integrated dishwasher, 4 ring ceramic hob with white extractor hood, electric oven, integrated fridge/freezer, UPVC double glazed window and open plan access to

Utility

5'10" x 7'1" (1.803 x 2.178)

With wood effect flooring, range of white Shaker units seated beneath solid wood square edge butcher block work surface, space and plumbing for washing machine, in built wine fridge, stainless steel two bowl sink with mixer tap. UPVC double glazed window with frosted glass, UPVC double glazed door with frosted glass allowing access to the rear, access to pantry with UPVC double glazed window with frosted glass and door to

Downstairs Cloakroom

With tiled flooring, pedestal wash basin with tiled splash back, low level button flush toilet, central heating radiator and UPVC double glazed window with frosted glass.

First Floor Landing

With two UPVC double glazed windows, two central heating radiators and door to

Bedroom One

9'8" (max) x 12'2" (2.968 (max) x 3.719)

Two UPVC double glazed windows both with plantation shutters, central heating radiator, built in wardrobes either side of the chimney breast and shelving.

Bedroom Two

8'3" (max) x 9'6" (2.533 (max) x 2.910)

With UPVC double glazed window.

Large Family Bathroom

7'10" x 11'6" (2.406 x 3.526)

With tiled flooring, free standing oval shape bath with central taps, low level button flush toilet, wash basin with vanity unit, tiling to splash backs, large double walk in tiled shower cubicle with main shower and waterfall head, centrally heated chrome effect towel rail and large UPVC double glazed window with frosted glass.

Stairs to Second Floor

With door to

Bedroom Three

10'10" (max) x 15'3" (3.327 (max) x 4.665)

With central heating radiator, two UPVC double glazed windows and access to eaves loft space storage.

Outside

Rear Courtyard Garden

Courtyard garden with gate access to the front and detached garage (2.717 x 4.194) light and power, roller door to the front and single glazed window to the rear.

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.



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Ground Floor
Area: 46.2 m² ... 497 ft²

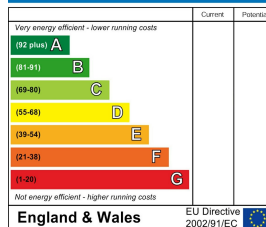
First Floor
Area: 38.1 m² ... 410 ft²

Second Floor
Area: 13.3 m² ... 143 ft²

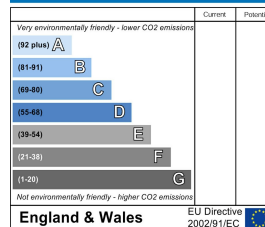
Total Area: 97.6 m² ... 1051 ft² (excluding eaves storage, garage)

All measurements are approximate and for display purposes only

Energy Efficiency Rating



Environmental Impact (CO₂) Rating



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

