



PE PICKER ELLIOTT
ESTATE AGENTS

Beaumont Avenue, Hinckley LE10 0JN

£265,000

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110 CASTLE STREET,
HINCKLEY, LE10 1DD
01455 612613

Nestled in the charming Beaumont Avenue of Hinckley, this semi-detached house from the 1930s is a true gem waiting to be discovered. Boasting two inviting reception rooms, three cosy bedrooms, and a well appointed kitchen and a stylish shower room, this property offers a comfortable living space spread across 1,004 sq ft. There is also the added benefit of a utility room and downstairs WC.

Stepping inside, you'll be greeted by a beautifully presented interior that exudes warmth and character. The wide plot of the house provides ample space for parking up to three vehicles, ensuring convenience for you and your guests.

One of the highlights of this property is its private garden, a tranquil oasis where you can unwind and enjoy the outdoors in peace. Additionally, the detached garage at the rear offers extra storage space and parking options.

If you're looking for a property with a perfect blend of period charm and modern comforts, this immaculately presented house on Beaumont Avenue is sure to captivate your heart. Don't miss the opportunity to make this house your home and create lasting memories in this delightful abode.

EPC RATING D. COUNCIL TAX BAND B.



Enter Via Double Glazed Front Door into

Entrance Hallway

With central heating radiator, stairs leading to first floor and internal door leading to

Lounge

12'4" (max) x 16'10" (max - to bay) (3.772 (max) x 5.146 (max - to bay))
With carpet flooring, UPVC double glazed bay window to the front aspect, feature fireplace with period style features, wooden surround and tiled hearth, central heating radiator and glazed double doors opening into

Dining Room

9'3" (max) x 13'9" (2.837 (max) x 4.195)
With wood effect laminate flooring, central heating radiator, inset spotlights to ceiling, UPVC double glazed double doors opening out onto the rear garden and access to

Side Lobby

With wood effect laminate flooring, UPVC double glazed door opening out to the side of the property and access to

Utility

With quarry tile flooring, space and plumbing for washing machine, stainless steel sink with drainer, UPVC double glazed window with frosted glass, wall mounted Worcester Bosch combination boiler and access to

Downstairs Cloakroom

With quarry tile flooring, low level flush toilet, access to the consumer unit and electricity meter.

Kitchen

7'3" x 9'0" (2.23 x 2.75)
Access from the dining room with tile effect flooring, integrated larder fridge, shaker style units, solid wood butcher block style work surfaces, inset stainless steel one and a half bowl sink, UPVC double glazed window looking out over the rear aspect, 4 ring gas burning hob with stainless steel splash back and extractor hood and elevated double electric oven.

First Floor Landing

With central heating radiator, UPVC double glazed window with frosted glass and door to

Bedroom One

9'10" (max) x 9'10" (to bay) (3.020 (max) x 3.019 (to bay))
With carpet flooring, central heating radiator and UPVC double glazed bay window to the front aspect.

Bedroom Two

9'3" (max) x 10'11" (2.831 (max) x 3.350)
With central heating radiator, UPVC double glazed window to the rear aspect and access to

Shower Room

5'7" x 7'7" (1.727 x 2.326)
With tile effect flooring, half tiled to most walls, fully tiled large walk in shower cubicle with main shower, inset spotlights to ceiling, inset extractor to ceiling, designer anthracite centrally heated towel radiator, wall mounted mirror, shaver socket, wash basin, vanity unit and drawer storage, low level button flush toilet and UPVC double glazed window with frosted glass.

Lobby with stairs to second floor

With central heating radiator, UPVC double glazed window with frosted glass and door to

Loft Bedroom

15'1" x 12'7" (4.602 x 3.838)
UPVC double glazed window with frosted glass, two Velux roof windows each with built in blinds and access to eaves storage either side of the property.

Outside

To The Front of the Property

With gravelled garden, brick wall to front boundary, remainder is block paved which could easily accommodate at least 3 vehicles, timber fencing to side boundaries, access to garage via up and over garage door and gated access to

Rear Garden

With decked seating area immediately to the rear of the dining room, paved patio area with steps leading back to rear garden, the rear is mainly laid to lawn with further elevated decked seating area, timber built shed with light and power, timber fencing to all boundaries and access to detached garage which has light and power,

Detached Garage

9'4" x 19'1" (2.863 x 5.825)
With light and power, up and over garage door to the front, access to eaves storage and UPVC double glazed service door to side.

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

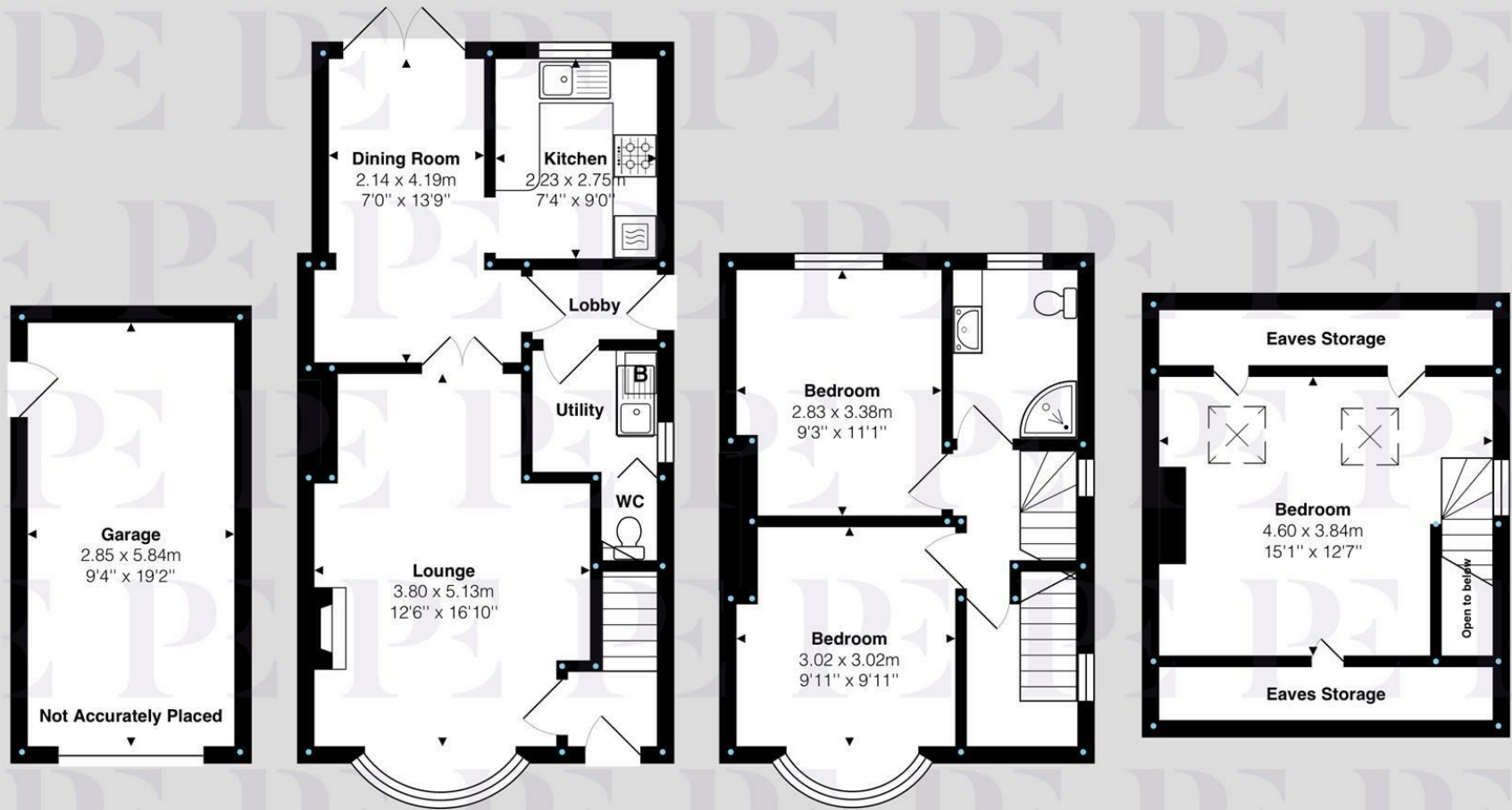
assumed that the property remains as displayed in the photograph/s. No assumptions should be made with regard to parts of the property that have not been photographed. Please ask for further information if required.

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.



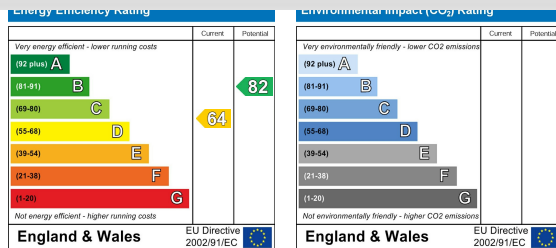


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Total Area: 93.3 m² ... 1004 ft² (excluding eaves storage, garage)

All measurements are approximate and for display purposes only



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

