



Herald Way, Hinckley LE10 2NX

£475,000

**PE**  
PICKER  
ELLIOTT  
ESTATE AGENTS

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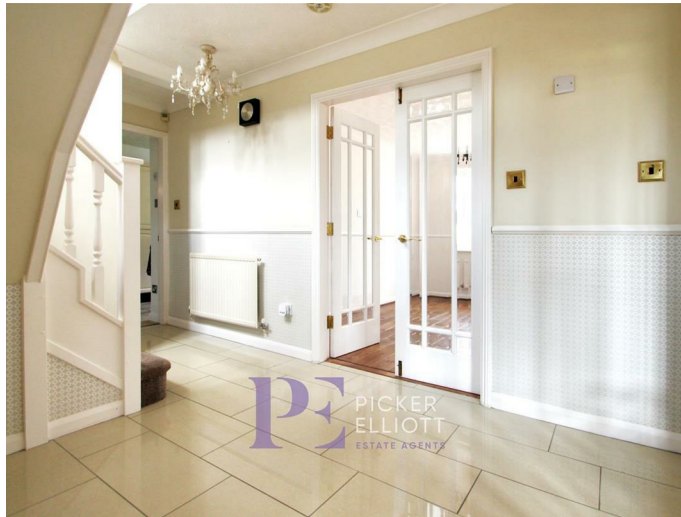
\*\*\* NO CHAIN \*\*\* Welcome to this charming property located on Herald Way in the picturesque village of Burbage, Hinckley. This delightful detached house offers a perfect blend of comfort and style, making it an ideal choice for a growing family.

As you step inside, you are greeted by three inviting reception rooms that provide ample space for entertaining guests or simply relaxing with your loved ones. With four generously sized bedrooms, there is plenty of room for everyone to have their own private sanctuary. The two bathrooms ensure that the morning rush is a thing of the past.

One of the standout features of this property is the mature private rear garden. Imagine spending sunny afternoons surrounded by lush greenery, hosting barbecues, or simply unwinding after a long day. The detached double garage offers convenient parking and storage space, adding to the practicality of this home.

For those with a keen eye for potential, this property offers scope to extend, subject to obtaining the necessary planning permissions. This means you can truly make this house your own and tailor it to suit your family's needs.

In conclusion, this spacious family home with flexible accommodation is a rare find in such a sought-after location. Don't miss out on the opportunity to create lasting memories in this wonderful property. Contact us today to arrange a viewing and take the first step towards making this house your home.



### Enter Via UPVC Double Glazed Door into

#### Spacious Reception Hallway

With tiled flooring, central heating radiator, stairs leading to first floor and internal glazed double doors leading to

#### Lounge

11'8" x 21'9" (max into square bay) (3.562 x 6.647 (max into square bay))  
With hardwood flooring, two central heating radiators, square bay with UPVC double glazing windows to the front aspect, gas fire with marble hearth and decorative mantle and aluminium sliding double glazed doors opening into conservatory.

#### Dining Room

9'10" x 11'4" (3.011 x 3.473)

Entering from hallway through internal double glazed doors, hardwood flooring, central heating radiator and double glazed window looking into the conservatory.

#### Downstairs Cloakroom

Tiled flooring continues through from the entrance hallway, half tiled walls, central heating radiator, low level flush toilet, wall mounted wash basin and UPVC double glazed window with frosted glass.

#### Kitchen/ Diner

10'5" (max) x 19'10" (max) (3.197 (max) x 6.049 (max))

Entering through internal double glazed door with tiled flooring, range of cream Shaker style units seated below roll edge work surface, inset one and a half bowl sink with drainer and mixer tap, integrated fridge, UPVC double glazed window looking out over the rear garden, space and plumbing for one appliance, ceramic hob with concealed extractor and elevated double oven.

#### Utility

With a further space and plumbing for additional appliance, space for a further under counter appliance, stainless steel sink, central heating radiator, gas boiler recently installed December 2022, space for under counter fridge/freezer and electric consumer unit.

#### Conservatory

23'5" (max) x 11'0" (max) (7.152 (max) x 3.366 (max))

With laminate style wood effect flooring, multiple UPVC double glazed windows looking out over the rear garden, wall mounted lighting and UPVC double glazed patio doors opening out onto the rear patio.

#### First Floor Landing

With two UPVC double glazed windows, loft access with ladder, part boarded and re insulated, central heating radiator, access to airing cupboard which houses the hot water cylinder, further storage cupboard and door leading to

#### Bedroom One

11'5" x 11'10" (3.489 x 3.607)

With carpet flooring, central heating radiator, UPVC double glazed window looking out over the rear garden, built in wardrobes and access to

#### En Suite

With low level flush toilet, pedestal wash basin, centrally heated chrome towel rail, ceiling mounted extractor, fully tiled shower cubicle with main shower and UPVC double glazed window with frosted glass.

#### Bedroom Two

11'5" (max) x 9'9" (max) (3.482 (max) x 2.993 (max))

With central heating radiator, UPVC double glazed window looking over the rear of the property and ample built in wardrobes with over bed storage.

#### Bedroom Three

8'2" x 11'5" (2.509 x 3.483)

With central heating radiator and UPVC double glazed window.

#### Bedroom Four

7'9" x 9'7" (max) (2.379 x 2.927 (max))

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

#### Family Bathroom

7'0" x 8'3" (2.155 x 2.540)

With low level flush toilet, pedestal wash basin, central heating radiator, wall mounted extractor, UPVC double glazed window with frosted glass and bath with faucet style shower.

#### Outside

##### Detached Garage

16'8" x 17'0" (5.1 x 5.205)

Access via up and over double width electric roller door to the front, UPVC service door to the side aspect and light and power.

##### To the Front of The Property

Tarmacadam driveway providing ample off road parking, mature borders and secured gated access to

##### Rear Garden

Very well maintained mature rear garden, timber fencing and mature shrubbery to borders and paved seating area to the rear of the plot.

##### 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

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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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  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).
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- 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.

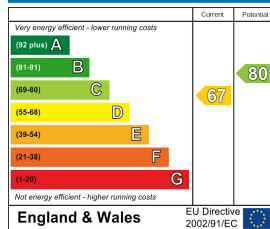




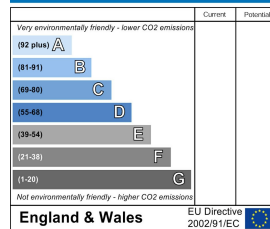
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**Energy Efficiency Rating**



**Environmental Impact (CO<sub>2</sub>) Rating**



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