



PE PICKER ELLIOTT
ESTATE AGENTS

Holywell Fields, Hinckley LE10 1EG

Offers In Excess Of £280,000

PE PICKER ELLIOTT
ESTATE AGENTS

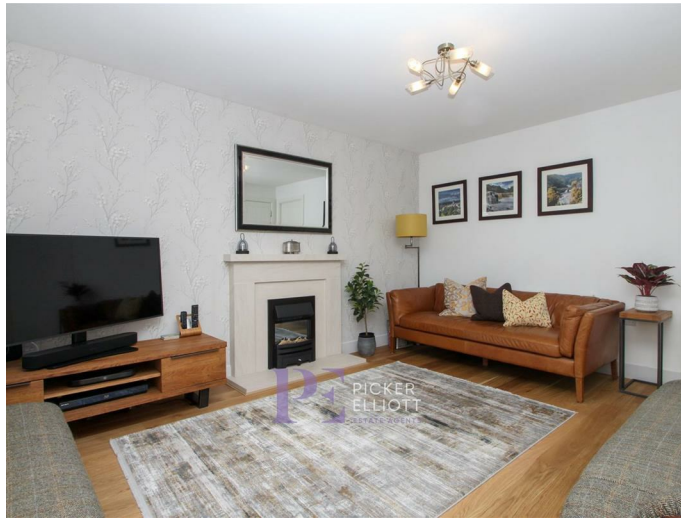
110 CASTLE STREET,
HINCKLEY, LE10 1DD
01455 612613

Nestled in the charming Holywell Fields of Hinckley, this immaculate semi-detached family home is a true gem. Boasting two reception rooms, three bedrooms, and two bathrooms spread across 1,165 sq ft, this modern property offers ample space for comfortable living.

The accommodation is thoughtfully laid out over three storeys, providing a sense of openness and functionality. One of the highlights of this beautiful home is the impressive master suite on the second floor, complete with a dressing area and ensuite bathroom, offering a luxurious retreat within the property.

Parking is always a breeze with space for three vehicles, leading to a single garage, making coming home after a long day out a stress-free experience. The low maintenance private rear garden is perfect for relaxing or entertaining, adding a touch of tranquillity to your everyday life.

Conveniently located within walking distance to the town centre, as well as various amenities and schools, this property offers the perfect blend of comfort and accessibility. Don't miss the opportunity to make this stunning family home your own and enjoy the best that Hinckley has to offer.



Enter via Double Glazed Front Door

In to Entrance hallway, solid wood flooring, central heating radiator, electrical consumer unit, Hive centre heating thermostat and stairs leading to first floor

Lounge

11'10" (max) x 13'9" (max) (3.607 (max) x 4.203 (max))

With solid wood flooring continuing through from the entrance hall way, central heating radiator, decorative electric fire, marble hearth and mantle, access to understairs storage access through to

Kitchen/Diner

11'8" (max) x 12'7" (max) (3.564 (max) x 3.855 (max))

tiled flooring, a range farmhouse style cream units, seated beneath a contrasting squared edge work surface, stainless steel one and a half bowl sink, integrated dishwasher, integrated fridge freezer, elevated Bosch electric oven, Hotpoint four ring ceramic hob, with concealed extractor, black glass splash back, central heating radiator, UPVC double glazed patio doors opening on the rear garden, open plan access to

Utility Area

4'4" x 6'9" (1.34 x 2.058)

tiled flooring continuing through from the kitchen, wall mounted gas boiler, concealed within a kitchen unit space for one appliance and space for a further stacked appliance, central heating radiator and access to the

WC

With tiled flooring continued from the utility, wall mounted wash basin with tiled splash back, central heating radiator, low level flush toilet

First Floor Landing

with UPVC double glazed window, central heating radiator and access to storage cupboard

Bedroom 3

8'4" x 12'7" (2.55 x 3.85)

with central heating radiator, UPVC double glazed window to the rear aspect.

Bedroom 2

8'4" x 13'7" (2.554 x 4.144)

With central heating radiator, UPVC double glazed window to the front aspect,

Bathroom

with liliium flooring, low level flush toilet, wall mounted wash

basin, with tiled splash back, bath with faucet shower and glass shower screen, tiling around the bath area, white central heating towel rail, inset spot lights to ceiling, inset extractor to ceiling, UPVC double glazed window with frosted glass

Stairs to second floor landing

with UPVC double glazed window, access to

Master Suite

11'7" x 22'9" (3.541 x 6.938)

With UPVC double glazed window, dual aspect, two central heating radiators, Hive s central heating thermostat, loft access, open plan dressing area, 3 built in wardrobes with sliding doors, access to eave storage, following on to access to

Ensuite

With liliium flooring, low level flush toilet, wall mounted wash basin, walk in double width shower cubicle, electric shower, fully tiled to the shower area, half tiled wall to the sink, roof light, white central heating towel rail, inset spotlight and extractor to the ceiling.

Outside

To the Front of the Property

Parking to the side for two vehicles, access to the single garage with up and over door, gated access to the

Rear Garden

low maintenance and private garden, paved with some shrubbery to borders, gated access to the parking at the side of the property, timber fencing to all boundaries.

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.





PE PICKER
ELLIOTT
ESTATE AGENTS



Total Area: 108.2 m² ... 1165 ft² (excluding garage)

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 (CO₂) 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**

