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Bradgate Road, Hinckley LE10 1LA

£525,000

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110 CASTLE STREET,
HINCKLEY, LE10 1DD
01455 612613

Welcome to this beautifully presented, greatly improved, detached bungalow located on the sought after Bradgate Road in Hinckley. This property boasts a very large frontage, providing ample vehicle or motor home parking with surrounding mature borders. The property has been extensively refurbished, ensuring a modern and comfortable living space while retaining its traditional charm with features such as solid parquet flooring and contemporary flush fit double glazed windows. There is a large side garden, providing ample space for outdoor activities or even the possibility of extending the property in the future. As you step outside, you'll be greeted by a beautifully mature rear garden, ideal for relaxing or entertaining guests. Situated in a sought-after location, this property offers not just a home, but a lifestyle. Whether you're looking for a peaceful retreat or a place to host gatherings, this bungalow has the potential to fulfill your desires. Don't miss the opportunity to own a piece of tranquility in the heart of Hinckley.



Enter Via Solid Oak Door to

Entrance Hall

With period opaque glazed inset windows, contemporary vertical radiator, herringbone pattern block flooring, door to useful storage cupboard and door opening through to

Sitting Room

13'3 x 11'0 (4.04m x 3.35m)

Double glazed double doors to side garden with matching full length windows, herringbone pattern oak parquet flooring, door to inner hall and further doors leading through to

Lounge

16'0 x 13'9 (4.88m x 4.19m)

With herringbone pattern oak parquet flooring, feature fire with log burning stove, wood beam over and black marble hearth, radiator, flush double glazed window to the front aspect and glazed double doors to

Conservatory

13'5 x 12'9 (4.09m x 3.89m)

With tiled flooring, brick built dwarf wall, double glazed doors to rear garden and integral doors to inner hall.

Study

8'9 x 5'9 (2.67m x 1.75m)

With flush double glazed window to front, double glazed window to rear, picture rail and wood block flooring.

Re Fitted Dining Kitchen

15'9 x 9'9 (max) (4.80m x 2.97m (max))

With an excellent range of contemporary base and wall units, Quartz work surface, tiling to splash backs, inset one and a half drainer sink with mixer tap, inset induction hob, built in Hotpoint oven, integrated fridge, tiled flooring, flush double glazed window, double glazed door and further door to

Utility

9'2 x 7'9 (2.79m x 2.36m)

With double glazed door to side, base unit with drainer sink and mixer tap, space for dishwasher, space for washing machine, wall mounted boiler, tiled flooring and integral door to remainder garage.

Inner Hall

With coat and shoe storage area, decorative tiled floor and herringbone pattern block flooring, contemporary vertical radiator, opaque glazed door to conservatory and door to

Master Bedroom

10'5 x 13'6 (3.18m x 4.11m)

With double glazed picture window to rear, radiator, storage recess and door to

En Suite

11'6 x 3'2 (3.51m x 0.97m)

With vanity sink unit, low level flush WC, fully enclosed and tiled

walk in shower cubicle with electric shower, inset spotlights, herringbone pattern parquet flooring and heated wall mounted mirror.

Bedroom Two

11'8 (max) x 10'3 (3.56m (max) x 3.12m)

With double radiator, double glazed window to side and picture rail.

Fully Re Fitted Bathroom

9'5 x 8'9 (2.87m x 2.67m)

With low level flush WC, contemporary free standing bath, walk in tiled corner shower cubicle with electric shower and glass shower screen, chrome towel radiator, vanity sink unit, marble work top, two opaque double glazed windows, access to loft, extractor fan and high gloss contemporary flooring.

Outside

Remainder Garage

9'2 x 7'8 (2.79m x 2.34m)

With wooden opening doors.

To the Front of the Property

There is a very large gravel driveway providing ample off road parking for several vehicles, motor homes, boats or caravans, leading to garage, mature borders with log retaining edges, surrounded by brick wall and timber fencing, covered storm porch to front door, external charging point, decorative lighting and gated side access leads to

Beautiful Landscaped Side Garden Area

With decorative screening, large slab patio with inset surrounding borders, garden shed, side storage area and slab gravel path leading to

Large Rear Garden

With side patio storage area, tiered steps leading down to remainder of the garden which is predominantly lawned, inset surrounding borders with various plants, shrubs and trees, pond, additional patio area with wooden gazebo and decking, second decked patio area leading to Workshop (13'3 x 9'3) with ventilation, power and lighting, garden is enclosed by various hedges and 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).

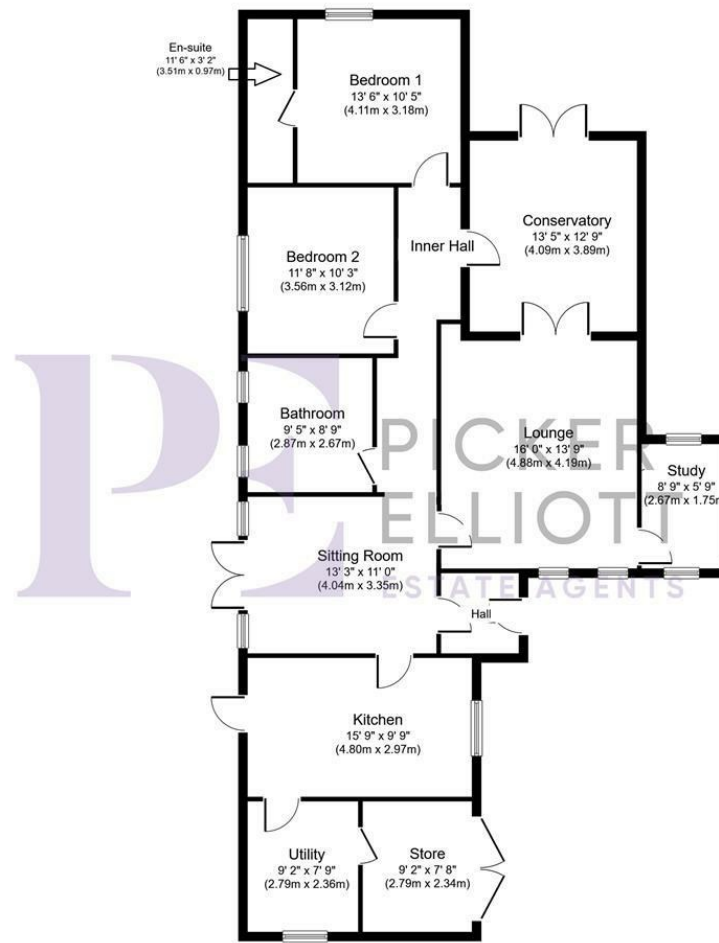
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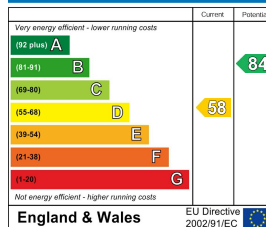
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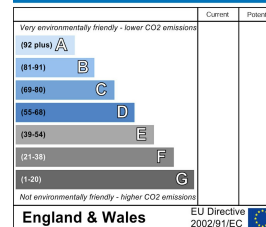
Approximate Floor Area
1,424 sq. ft.
(132.3 sq. m.)

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



Environmental Impact (CO₂) Rating



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

