



PE PICKER ELLIOTT ESTATE AGENTS

Falmouth Drive, Hinckley LE10 1XQ

£400,000

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110 CASTLE STREET,
HINCKLEY, LE10 1DD
01455 612613

*** NO CHAIN***Welcome to this charming detached home on Falmouth Drive in the lovely town of Hinckley. This property boasts three reception rooms, perfect for entertaining guests or simply relaxing with your family. With four bedrooms and two bathrooms, there is ample space for everyone to enjoy. Spanning across 1,680 square feet, this home provides a spacious environment for you to create lasting memories. Located in a peaceful neighbourhood, this detached house offers privacy and tranquillity. Whether you are looking to host gatherings in the generous reception rooms or unwind in the comfort of one of the four bedrooms, master with dressing room and ensuite, this property caters to all your needs. Don't miss the opportunity to make this very spacious detached home yours and experience the joy of living in such a delightful property in the heart of Hinckley.



Enter Via Opaque Double Glazed Door into

Enclosed Porch

With brick built dwarf wall, fully double glazed and double glazed wooden door leading to

Main Reception Hall

Stairs to first floor landing with spindle balustrade, door to useful under stairs storage cupboard, radiator, dado rail and door to

Downstairs Cloakroom

With low level flush WC, wall mounted wash hand basin, extractor fan

Lounge

22'3 x 11'8 (6.78m x 3.56m)

With two radiators, feature fire surround with period style detailing and inset gas fire and double glazed patio doors to rear.

Dining Room

12'3 (into bay) x 9'2 (3.73m (into bay) x 2.79m)

With double glazed bay window, radiator and coving to ceiling.

Kitchen/Dining Room

16'9" x 12'11" (max) (5.11m x 3.96m (max))

Kitchen area with range of base and wall units, roll edge work surfaces over, tiling to splash back, space and point for range cooker with extractor hood, space for dishwasher, inset one and a half drainer sink with mixer tap, tiled flooring, radiator and double glazed window.

Dining area with double glazed window and radiator.

Utility

With wall mounted units, roll edge work surface, space for washing machine, space for tumble dryer, wall mounted boiler, opaque double glazed door, radiator and tiled flooring.

First Floor Landing

With spindle balustrade, loft access and doors leading through to

Bedroom One

11'8 x 11'5 (3.56m x 3.48m)

With double glazed window, radiator, built in wardrobes with bridging unit, bedside table and opening through to

Dressing Area

6'2 x 5'6 (1.88m x 1.68m)

With double glazed window and door to

En Suite

11'3 x 3'8 (3.43m x 1.12m)

With low level flush WC, pedestal wash hand basin, walk in shower cubicle, opaque double glazed window and radiator.

Bedroom Two

11'5 x 11'0 (3.48m x 3.35m)

With radiator, double glazed window and bridging unit with bedside tables.

Bedroom Three

10'5 x 8'7 (3.18m x 2.62m)

With radiator and double glazed window.

Bedroom Four

9'1 x 7'2 (2.77m x 2.18m)

With double glazed window and radiator.

Bathroom

11'5 x 6'9 (max) (3.48m x 2.06m (max))

With panel bath, low level flush WC, pedestal wash hand basin, opaque double glazed window, radiator, electric shaver point, tiling to splash back areas, cupboard housing foam lagged hot water cylinder and slatted shelving.

Outside

To The Front of the Property

There is a large double width block paved drive providing ample off road parking for several vehicles, path leading to garage with double up and over doors, power and lighting, remainder of the front is laid of lawn and side access leads to

Rear Garden

Mainly laid to lawn with surrounding mature borders of various trees and shrubs, outside water tap, blocked paved patio area 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.

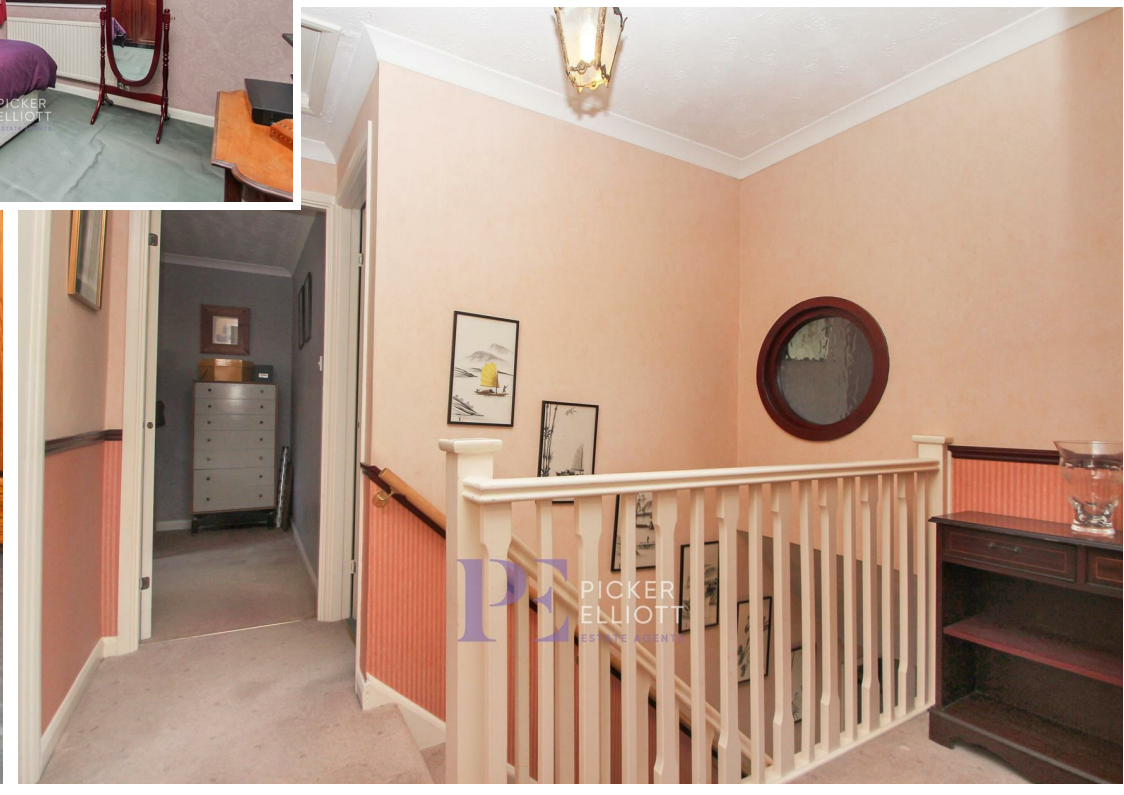
7. The information in these particulars is given without responsibility on the part of the Sole Agents or their Clients. The particulars do not form any part of an offer or a contract and neither the Sole Agents nor their employees has any authority to make or give any representations or warranty in 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).

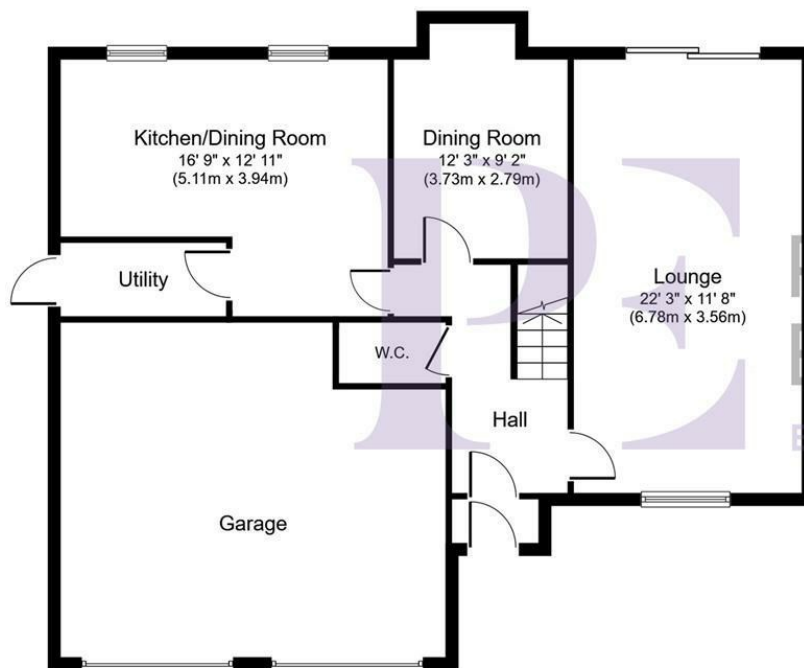
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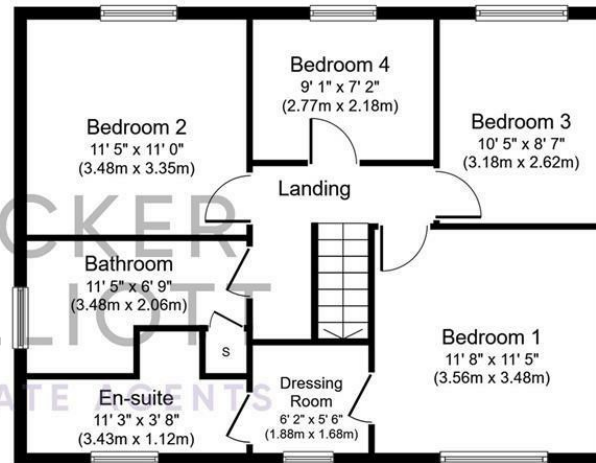




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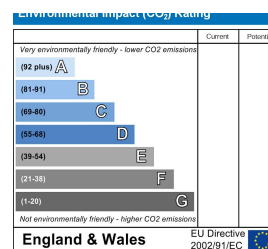
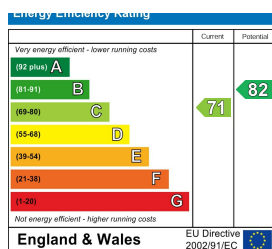
Ground Floor
 Approximate Floor Area
 1,027 sq. ft.
 (95.4 sq. m.)



First Floor
 Approximate Floor Area
 653 sq. ft.
 (60.7 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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