



Ribblesdale Avenue, Hinckley LE10 1SY

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Offers In Excess Of £260,000

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110 CASTLE STREET,
HINCKLEY, LE10 1DD
01455 612613

Welcome to Ribblesdale Avenue, Hinckley - a charming and spacious bungalow that is chain-free and ready to become your new home! This delightful property boasts a generous layout with three bedrooms, perfect for a growing family or those in need of extra space.

Situated in a popular residential location, this link-detached bungalow offers a private rear garden, ideal for relaxing or entertaining guests. With parking available for up to three vehicles, you'll never have to worry about finding a spot for your car after a long day.

The property features one bathroom, ensuring convenience for all residents, and a welcoming reception room where you can unwind and enjoy quality time with loved ones. Additionally, the ample off-road parking adds a touch of convenience to your daily routine.

Don't miss out on the opportunity to make this charming bungalow your own. With its spacious layout and desirable features, this property on Ribblesdale Avenue is sure to capture your heart. Contact us today to arrange a viewing and take the first step towards your new beginning in this lovely home.



Enter Via UPVC Double Glazed Front Door into

Entrance Hallway

With central heating radiator, loft access, large coat cupboard and door into

L Shaped Lounge

With three central heating radiators, UPVC double glazed window, double glazed sliding door opening out onto the rear patio and access to

Dining Room

With double glazed window.

Extended Kitchen

With a range of wall and base units seated beneath roll edge work surface, three UPVC double glazed windows, UPVC double glazed door to the side of the property, space and plumbing for washing machine, space for free standing cooker, space for a further under counter appliance, stainless steel one and a half bowl sink with drainer and mixer tap and access to two pantries, one of which has a centrally heated towel rail.

Bedroom One

With central heating radiator, UPVC double glazed window and multiple built in wardrobes.

Bedroom Two

With central heating radiator and UPVC double glazed window.

Bedroom Three

With central heating radiator and UPVC double glazed window.

Bathroom

With tiled flooring, PVC cladding to two walls, tiled corner shower cubicle with main shower, wash basin with vanity unit, low level button flush toilet, UPVC double glazed window with frosted glass, central heated radiator and ceiling mounted extractor.

Outside

To The Front of The Property

With large tarmac driveway which could easily accommodate 3 or more vehicles, lawned garden and gated access to

Rear Garden

Good size rear garden which is mainly laid to lawn, mature borders, timber fencing to all boundaries and timber built shed.

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.



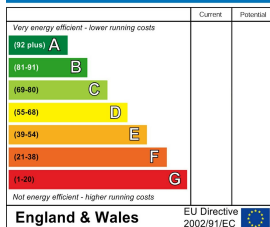


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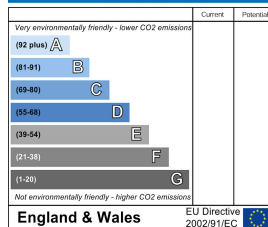


Total Area: 92.7 m² ... 997 ft²
All measurements are approximate and for display purposes only

Energy Efficiency Rating



Environmental Impact (CO₂) Rating



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

