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John Street, Hinckley LE10 1UY

Offers In Excess Of £275,000

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110 CASTLE STREET,
HINCKLEY, LE10 1DD
01455 612613

Picker Elliott are delighted to present this spacious four bedroom family home, located on John Street in Hinckley. Bursting with original period features, other benefits include a large rear garden, garden office/gym, and a stunning loft conversion with ensuite.

The property briefly comprises an entrance hall, lounge, dining room, kitchen, 'boot room' WC, utility, four bedrooms (with ensuite to the loft room), and a family bathroom.

EPC Rating D. Council tax band C.



Enter Via Composite Double Glazed Front Door into

Entrance Hallway

With stairs leading to first floor and door leading to

Formal Sitting Room

10'11" (to bay) x 12'0" (3.346 (to bay) x 3.679)

With large square UPVC double glazed bay window to the front aspect, two central heating radiators, art deco original feature fireplace, coving and picture rail.

Dining Room

11'11" x 12'5" (3.657 x 3.785)

With two timber framed sash windows, access to large under stairs storage, two central heating radiators, decorative open fireplace and access through to

Kitchen

6'11" x 11'9" (2.131 x 3.584)

With quarry tiled flooring, range of solid wood units seated beneath roll edge work surface, white central heated towel rail, space for free standing gas cooker, stainless steel sink with drainer and mixer tap, space for further under counter appliance with plumbing, original built in cupboard, space for free standing fridge/freezer, timber framed sash window and timber glazed room leading into

Boot Room

7'7" x 18'6" (2.317 x 5.656)

With UPVC double glazed door with frosted glass opening to the front/side of the property, UPVC double glazed window looking over the rear garden, UPVC double glazed door opening out into the rear garden, access to the utility cupboard and WC.

Utility

With plumbing for one appliance, shelving (can hold a tumble dryer) sink and built in cupboard

W.C.

With central heating radiator, wall mounted wash basin and low level flush toilet.

First Floor Landing

With door leading to

Bedroom One/Office

11'11" x 10'6" (into bay) (3.655 x 3.222 (into bay))

With central heating radiator, UPVC double glazed square bay window to the front aspect and decorative feature fireplace.

Bedroom Two

12'5" x 9'3" (3.795 x 2.839)

With UPVC double glazed window to the rear aspect, central heating radiator and shelved fireplace.

Bathroom

6'11" x 7'6" (2.117 x 2.303)

Free standing oval shape bath with main shower, low level flush toilet, pedestal wash basin, white central heated towel rail, UPVC double glazed window with frosted glass, fully tiled to bathing areas, built in airing cupboard which houses new fitted gas combination boiler, installed August 2023 and further access to

Rear Room

6'11" x 10'2" (2.128 x 3.115)

With central heating radiator and UPVC double glazed window looking over over rear garden.

Stairs to Second Floor

With timber framed double glazed window and door to

Second Floor Bedroom

11'4" (max) x 18'6" (max) (3.475 (max) x 5.664 (max))

With solid wood flooring, UPVC double glazed window looking out over the rear garden, roof window to the front aspect, access to eaves storage, open wardrobe and access to

En Suite

Wash basin with vanity unit, tiled splash backs, low level button flush toilet, fully tiled shower cubicle with electric shower, wall mounted extractor, central heating radiator and UPVC double glazed window with frosted glass.

Outside

To The Front of the Property

There is a small front garden mostly laid to slabs with timber fencing to boundary and path leading to rear

To The Rear

There is a covered patio area with access to outside gym/office with sauna.

Rear Garden

There is a patio area to the front of the garden, path leading to the rear, mainly laid to lawn, timber fencing to the right hand side with hedgerow to the left and large timber 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.





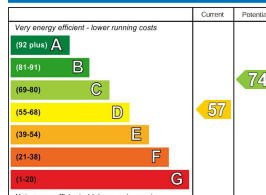
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Total Area: 127.7 m² ... 1375 ft² (excluding eaves storage, covered porch, gym/office)

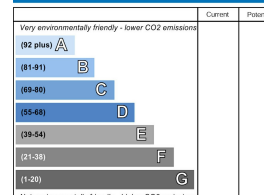
All measurements are approximate and for display purposes only

Energy Efficiency Rating



England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating



England & Wales EU Directive 2002/91/EC

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

