



Trinity Court, Hinckley LE10 0BY

Offers In Excess Of £80,000

**PE**  
PICKER  
ELLIOTT  
ESTATE AGENTS

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Welcome to Trinity Court, Hinckley! Where the surroundings provide a peaceful retreat from the hustle and bustle of everyday life. The interior boasts a cosy living space, perfect for relaxing with a cup of tea on a lazy Sunday afternoon. The well-appointed kitchen is ideal for whipping up delicious meals to enjoy with family and friends. Located in the heart of Hinckley, Trinity Court offers easy access to local amenities, shops, and restaurants. Whether you're looking for a peaceful retreat or a cosy home to start a new chapter, this cottage has it all. Don't miss out on the opportunity to make Trinity Court your own. Come and experience the charm and character of this delightful cottage in Hinckley. Council Tax Band : A. EPC: C.



## Enter Via Wooden Door into

### Reception Hall

With doors to storage cupboard housing foam lagged hot water cylinder and further doors to

### Open Plan Living Kitchen/Dining

17'4 x 9'7 (5.28m x 2.92m)

With two double glazed windows, electric heater, feature fire surround with marble hearth and backing. Kitchen area with an excellent range of base and wall units, roll edge work surface and tiling to splash backs, inset drainer sink with mixer tap, space and point for washing machine, electric hob with built in oven and extractor hood.

### Double Bedroom

9'7 x 9'6 (2.92m x 2.90m)

With double glazed window and electric heater.

### Bathroom

6'4 x 6'3 (1.93m x 1.91m)

With low level flush WC, pedestal wash hand basin, panel bath with electric shower over, tiling to splash back areas, extractor fan and wall mounted heater.

### Outside

There is allocated parking and visitors parking spaces, communal gardens and bin storage areas.

### 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).

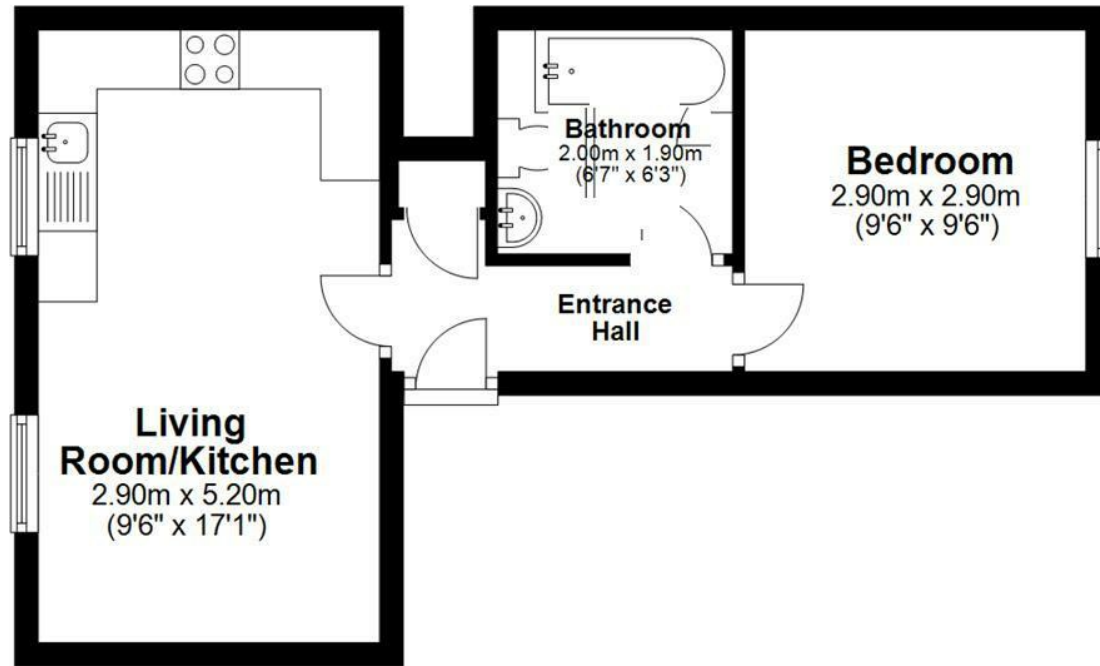
10. Copyright and Social Media: Unless we agree otherwise with you in writing, we hold the copyright on all photographic and video marketing material used to market your home and these should not be reproduced by any third party without our express consent. Furthermore, we reserve the right to use these 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.

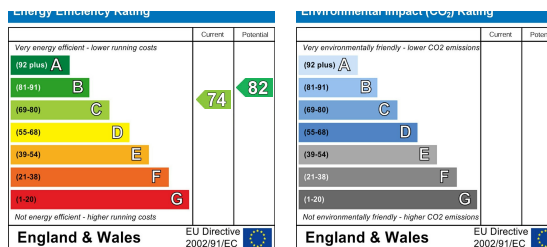








Total area: approx. 31.4 sq. metres (337.7 sq. feet)



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

