



Hollycroft, Hinckley LE10 0HQ

£475,000

PE
PICKER
ELLIOTT
ESTATE AGENTS

110 CASTLE STREET,
HINCKLEY, LE10 1DD
01455 612613

Occupying an elevated position on the sought-after Hollycroft, this delightful dormer bungalow offers a unique opportunity for those seeking a spacious and versatile living space. Boasting two reception rooms, five bedrooms, and two bathrooms spread across 1,637 sq ft, this dormer detached property provides ample room for comfortable living.

One of the standout features of this property is the parking provision for up to 6 vehicles, ensuring convenience for both residents and guests. The expansive and flexible accommodation caters to various lifestyle needs, making it ideal for multi-generational living arrangements.

Surrounded by mature and private rear gardens, as well as being within walking distance of the award winning Hollycroft park, this residence offers a tranquil retreat from the hustle and bustle of everyday life. Its convenient location provides easy access to amenities and the town centre, while also boasting good connectivity to public transport links, enhancing the overall appeal of this home.

In conclusion, this property in Hollycroft, Hinckley, presents a rare opportunity to own a well-appointed dormer bungalow with generous living spaces, ample parking, and a peaceful garden setting. Don't miss out on the chance to make this versatile property your new home!



PICKER
ELLIOTT
ESTATE AGENTS

Entrance Hall

Entering through a double glazed front door in to spacious entrance hallway. Having carpeted flooring, two central heating radiators and access to

Lounge

11'10" x 13'11" (exc. bay) (3.61 x 4.26 (exc. bay))

Accessed via internal glazed double doors and having a carpeted flooring, double glazed bay window to the front aspect, central heating radiator and feature fireplace.

Main Bedroom (ground floor)

11'10" x 15'0" (3.61 x 4.59)

Having carpeted flooring, double glazed window, and a central heating radiator.

Bedroom Four (ground floor)

8'11" x 11'5" (2.73 x 3.50)

Having carpeted flooring, a double glazed window and central heating radiator.

Study / Bedroom Five

8'11" x 10'2" (2.73 x 3.12)

Having carpeted flooring, a central heating radiator and double glazed window.

Luxury Shower Room

With tiled flooring, fully tiled walls, and a large walk-in shower cubicle with mains shower and rainfall head. There is a vanity unit with wash basin, and toilet, centrally heated towel rail, and a double glazed window with frosted glass.

Kitchen / Diner

25'9" x 11'3" (max) (7.85 x 3.43 (max))

A spacious room spanning the width of the property with views out over the rear garden. Briefly comprising a range of wall and floor mounted gloss slab kitchen units seated beneath a solid wood work surface. There is space for a freestanding cooker and American style fridge freezer, as well as space with plumbing for a dishwasher. There is a designer sink with drainer positioned beneath a double glazed window with views out over the rear garden, a double glazed door granting access to the side of the property, and double glazed patio doors opening out on to the rear patio.

There is also access to under-stairs storage, and a utility room. Stairs lead to the first floor.

First floor landing

With roof window and access to eaves storage.

Bedroom Two

14'3" x 11'3" (4.35 x 3.43)

With double glazed window, central heating radiator, and access to storage.

Bedroom Three

12'8" x 15'1" (max) (3.87 x 4.60 (max))

With carpeted flooring, two roof windows, a central heating radiator and access to eaves storage and wardrobe.

Bathroom

With freestanding roll-top bath, low level flush toilet, and pedestal wash basin. There is also a roof window, and central heating radiator.

To the outside

Frontage

Occupying an elevated position with brick walls to the front boundary and a large tarmac driveway that can accommodate multiple vehicles. There is access to the garage via 'up and over' door, and gated access to the rear.

Rear Garden

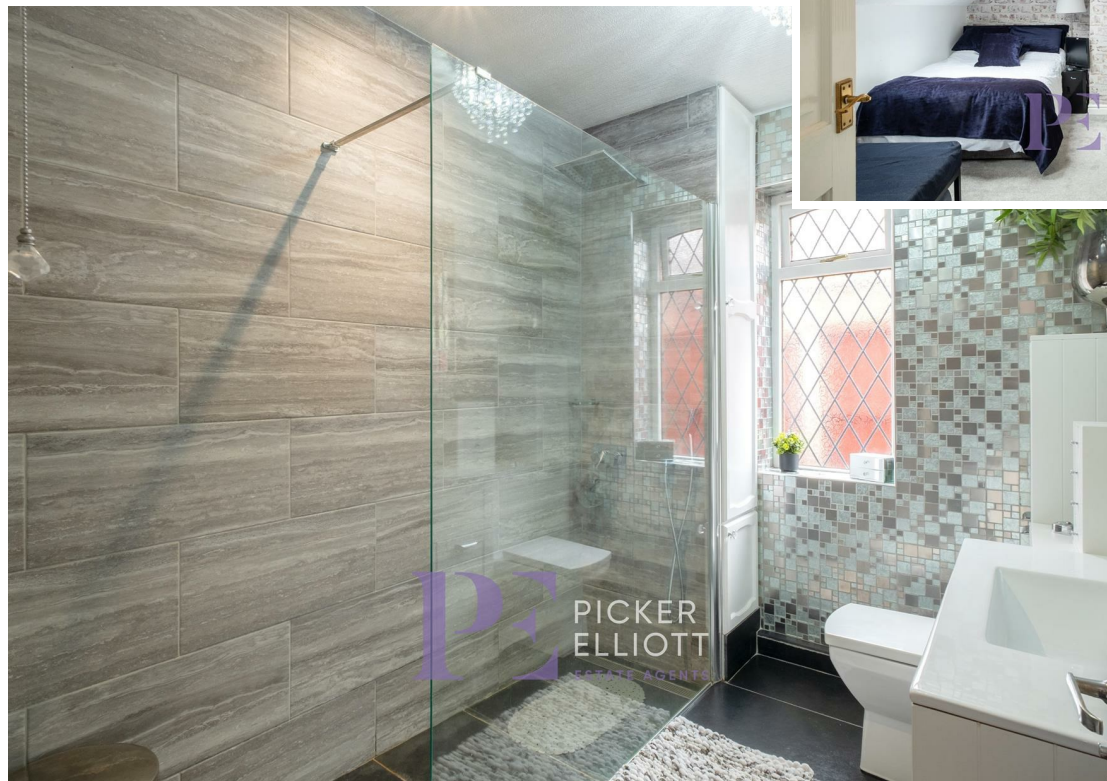
A mature and private rear garden, mainly laid to lawn. There is a patio area immediately to the rear of the home, and a further covered seating area toward the rear of the garden. There is gated access to the front of the property, and a timber built shed. Timber fencing to all boundaries.

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

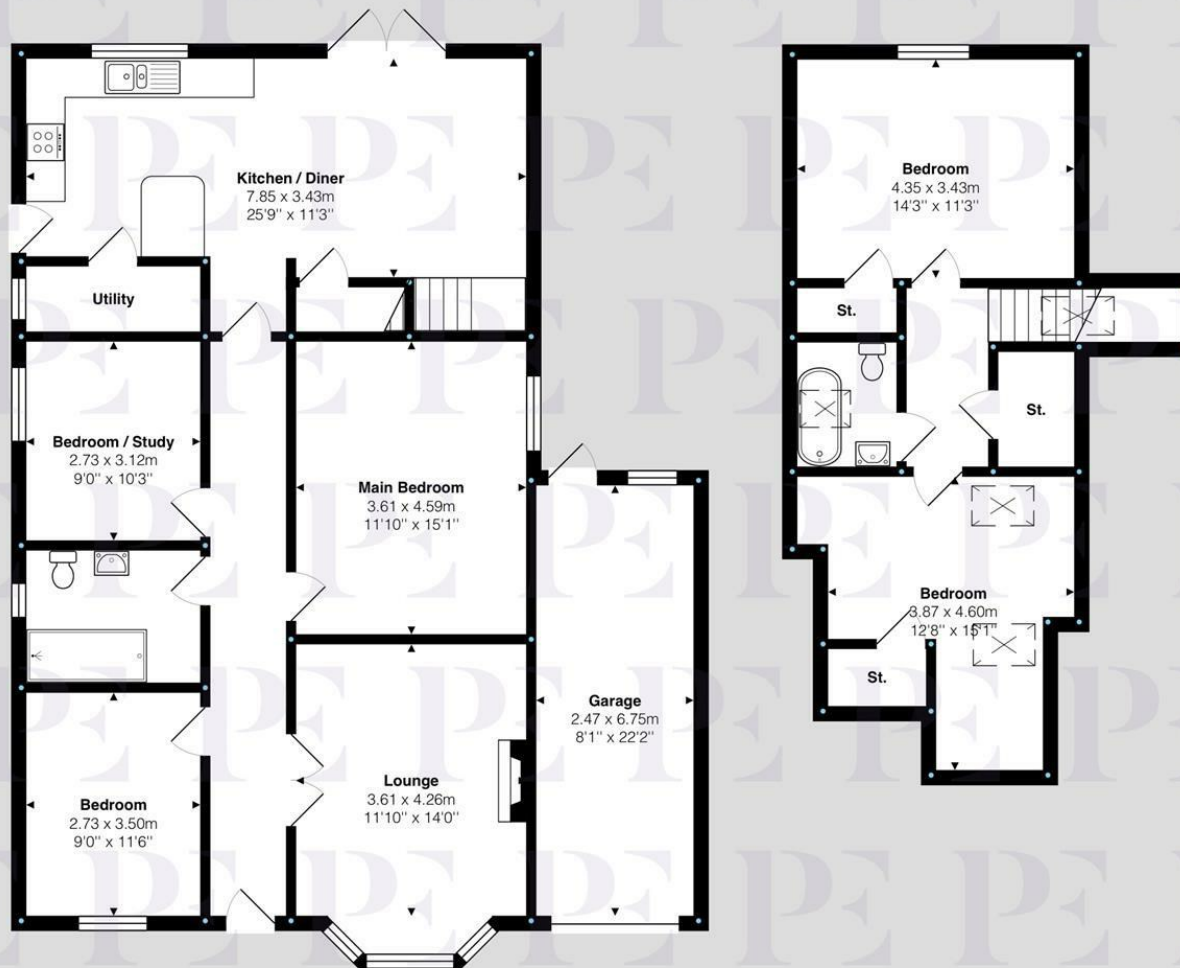
as a guide only and are not precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries or those which can be performed by their appointed advisers.

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.



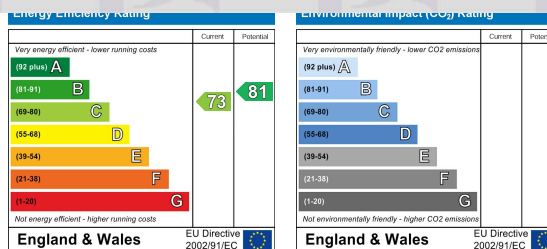


PICKER
ELLIOTT
ESTATE AGENTS



Total Area: 152.1 m² ... 1637 ft² (excluding garage)

All measurements are approximate and for display purposes only



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

