



BELVOIR!

The Collection

Hollycroft, Hinckley

 5  5  4

£650,000

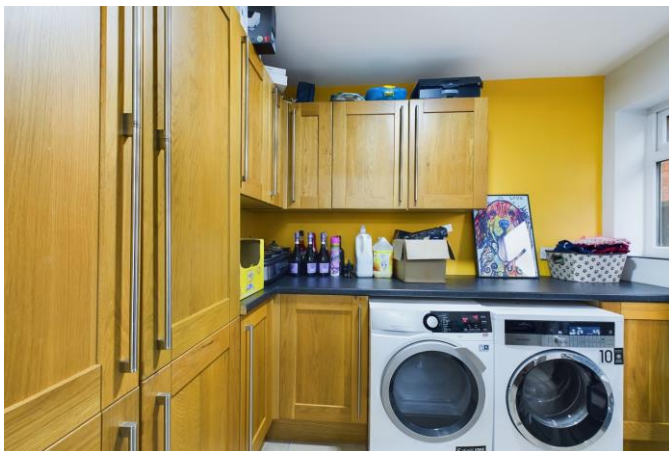
£650,000



Key Features

- IMPRESSIVE 5 BED DETACHED
- SUBSTANTIAL PLOT
- ALL BEDROOMS WITH EN-SUITES
- BREAKFAST KITCHEN
- LIVING ROOM
- DINING ROOM
- EPC rating B
- Freehold





IMPRESSIVE 5 BED 3 STOREY DETACHED RESIDENCE PROUDLY SITTING ON A LARGE PLOT ON THE POPULAR HOLLYCROFT IN HINCKLEY WITH VIEWS OF THE PARK. THIS AMPLE ACCOMMODATION COMPRISES LOUNGE, DINING ROOM, STUDY, SITTING ROOM, BREAKFAST KITCHEN, UTILITY, CLOAKROOM, MASTER BEDROOM WITH EN-SUITE AND DRESSING AREA, FOUR FURTHER EN-SUITE BEDROOMS, DETACHED DOUBLE GARAGE, SUMMERHOUSE AND LARGE REAR GARDEN. THE PROPERTY HAS THE BENEFIT OF UNDER FLOOR HEATING TO ALL DOWNSTAIRS ROOMS AND AN AIR RECIRCULATING SYSTEM THROUGHOUT. THERE IS ALSO THE BENEFIT OF A REMAINING NHBC/ZURICH GUARANTEE (?). THIS PROPERTY MUST TRULY BE VIEWED TO APPRECIATE THIS SPACIOUS FAMILY HOME IN THE HEART OF THRIVING HINCKLEY

In brief the property comprises :-

Entrance Hallway - 17'10" x 6'11" (5.46 x 2.13m) with composite main entrance door, under stairs storage cupboard, tiled flooring

Sitting Room - 10'11" x 10'9" (3.33 x 3.29m) into bay with upvc double glazed sash window, tiled flooring

Study - 10'10 x 10'10" (3.32 x 3.32m) into bay with upvc double glazed sash window, tiled flooring, glazed doors leading to

Living Room - 17'10" x 12'10" (5.45 x 3.94m) with stained glass double glazed windows, gas fire, wall lights, tiled flooring

Dining Room - 9'8" x 18'6" (2.95 x 5.65m) with upvc double glazed French doors leading to rear garden, upvc double glazed dual aspect windows, tiled

flooring

Breakfast Kitchen - 21'5" x 10'4" (6.54 x 3.15m) with a range of fitted Shaker style wall and base units, inset sink with mixer tap, granite worktops, Farmhouse electric range cooker, integrated dishwasher, extractor, space for fridge freezer, upvc double glazed window, tiled flooring

Utility - 6'9" x 8'6" (2.06 x 2.60m) with a range of fitted Shaker style wall and base units, roll edge worktop, space and plumbing for washing machine, space for a tumble dryer, upvc double glazed door to side elevation, upvc double glazed window, tiled flooring

Cloakroom - 6'8" x 3'8" (2.05 x 1.13m) with vanity unit with basin, vanity unit with low level wc, tiled flooring

Upstairs

To the first floor

Landing - 17'11" x 7'0" (5.49 x 2.14m) with cupboard, upvc double glazed sash window, radiator

Inner Hallway - 3'7" x 2'9" (1.10 x 0.86m)

Bedroom 2 - 10'8" x 11'4" (3.27 x 3.47m) with upvc double glazed window over rear elevation, radiator

En-suite - 6'8" x 5'10" (2.04 x 1.78m) with bath with shower over, pedestal sink, low level wc, glass shower screen, full height tiling, chrome towel radiator,





Bedroom 3 - 10'8" x 11'6" (3.26 x 3.51m) with upvc double glazed window over rear elevation, radiator

En-suite - 6'8" x 5'0" (2.05 x 1.56m) with bath with shower over, pedestal sink, low level wc, chrome towel radiator

Bedroom 4 - 10'10" x 10'11" (3.32 x 3.33m) with upvc double glazed sash window, radiator

En-suite - 6'8" x 5'0" (2.05 x 1.53m) with bath with shower over, vanity unit with basin, low level wc, upvc double glazed window, chrome towel radiator

Bedroom 5 - 10'9" x 10'10" (3.30 x 3.32m) with upvc double glazed sash window, radiator

En-suite - 6'8" x 7'6" (2.04 x 2.30m) with bath with shower over, pedestal sink, low level wc chrome towel rail, cupboard housing boiler, upvc double glazed window, radiator

To the second floor

Landing - 4'11 x 7'0" (1.50 x 2.13m) with velux window

Master Bedroom - 17'0" x 10'9" (5.19 x 3.28m) with velux windows, radiator

Dressing Area - 8'4" x 18'9" (2.54 x 5.72m) with velux windows, radiator

En-suite - 8'3" x 10'9" (2.54 x 3.29m) with corner whirlpool bath, shower cubicle, vanity unit with basin, low level wc, chrome towel radiator, velux window



Outside

To the front there is a block paved driveway providing ample parking, side pedestrian gate leading to rear garden, wrought iron double gates leading to the rear

To the rear there is a driveway leading to the garage, patio, artificial lawn and raised ornamental beds

Detached Double Garage - 18'8" x 17'10" (5.71 X 5.44m) with electronic roller shutter doors, power and lighting

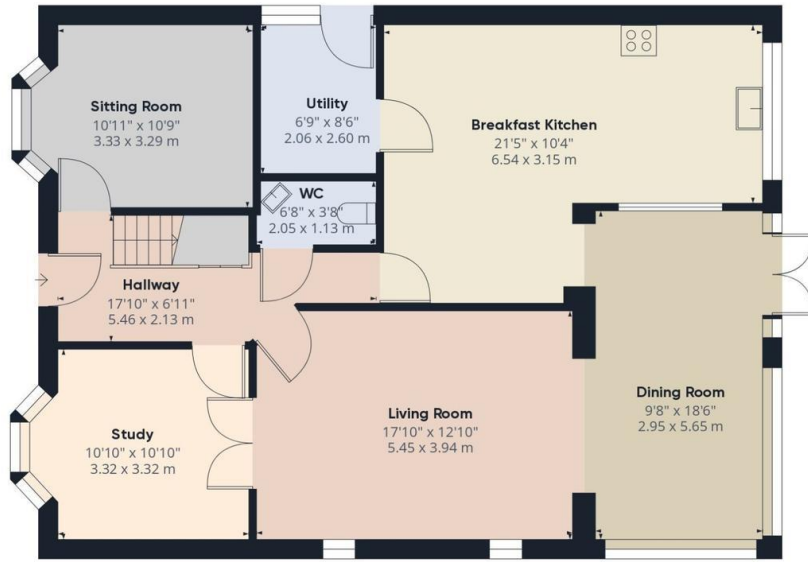
Summer House

Hinckley is a thriving market town with its shops, leisure centre, cinema, bars, restaurants, parks, bus and railway stations. With close links to the A5, M1, M69 and M6 motorways the property is ideally located.

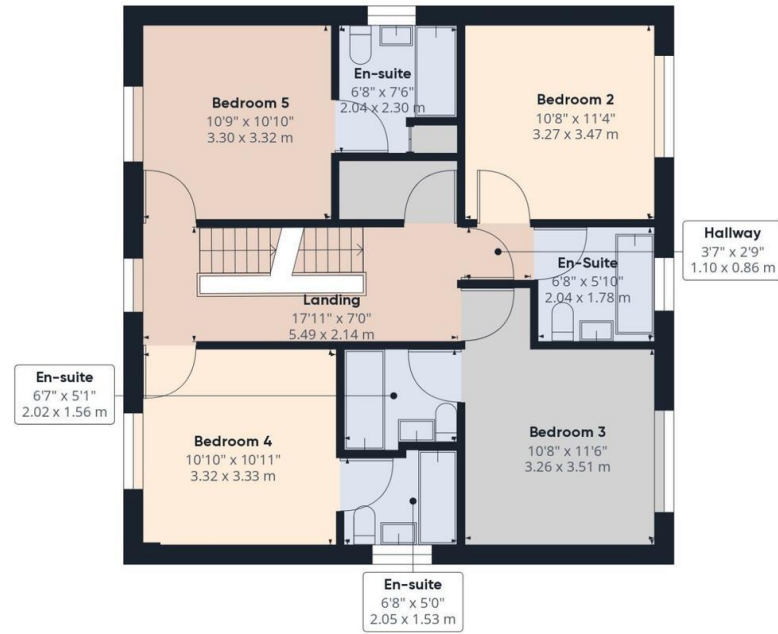
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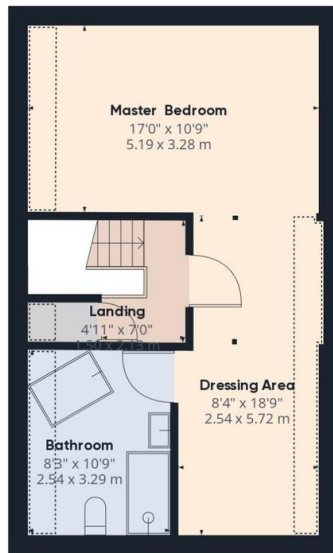




Ground Floor Building 1



Floor 1 Building 1



Floor 2 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

2788.42 ft²

259.05 m²

Reduced headroom

69.29 ft²

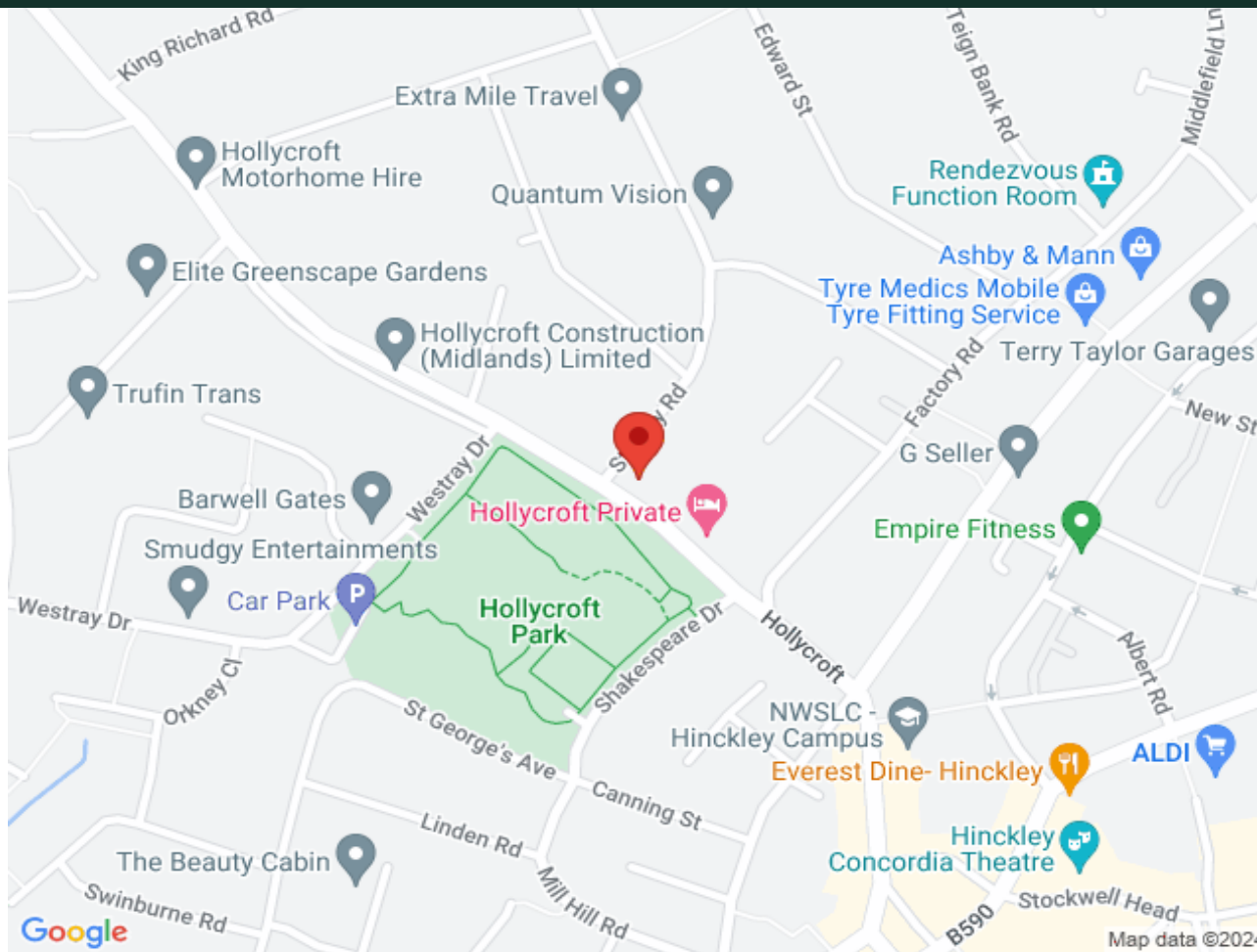
6.44 m²

Excluding balconies and terraces

☐ Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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