



Because property is personal with...

Morland Drive, Hinckley

BELVOIR!

Offers in excess of £330,000



Key Features

- 4 BED DETACHED HOUSE
- LOUNGE
- DINING ROOM
- KITCHEN
- UTILITY
- MASTER BEDROOM WITH EN-SUITE
- FAMILY BATHROOM
- OFF ROAD PARKING/GARAGE
- EPC rating C
- Freehold





BELVOIR ARE DELIGHTED TO BRING TO MARKET THIS WELL PRESENTED 4 BED DETACHED FAMILY HOME IN A POPULAR RESIDENTIAL LOCATION. BEING CLOSE TO SCHOOLS, THE PERIMETER ROAD, SHOPS AND OTHER LOCAL AMENITIES THE PROPERTY OFFERS ENTRANCE HALLWAY, LIVING ROOM, DINING ROOM, UTILITY, CLOAKROOM, MASTER BEDROOM WITH EN-SUITE, 3 FURTHER BEDROOMS, FAMILY BATHROOM AND INTEGRAL GARAGE. HAVING AMPLE OFF ROAD PARKING AND DELIGHTFUL REAR GARDENS THIS TRULY IS AN IDEAL FAMILY HOME. THE PROPERTY HAS GAS CENTRAL HEATING WITH CONTEMPORARY RADIATORS AND UPVC DOUBLE GLAZING THROUGHOUT. MUST BE VIEWED TO BE APPRECIATED.

In brief the property comprises :-

Entrance Hallway - 4'10" x 3'8" (1.47 x 1.14m) with composite main entrance door, coving to the ceiling, central heating controller, radiator, oak flooring, stairs leading to the first floor

Living Room - 15'5" x 11'8" (4.72 x 3.58m) into bay with coving to the ceiling, upvc double glazed windows, radiator, oak flooring

Dining Room - 9'7" x 8'7" (2.93 x 2.64m) with coving to the ceiling, upvc double glazed French doors leading to the rear garden, radiator, oak flooring

Kitchen - 9'7" x 9'6" (2.93 x 2.91m) with a range of fitted white wall and base units, roll edge granite worktops, inset sink with mixer tap, tiled splashback, gas hob, built in electric oven and

microwave, extractor, plumbing and space for a dishwasher, space for a fridge freezer, coving to the ceiling, upvc double glazed window, radiator, tiled flooring

Utility - 5'10" x 4'3" (1.78 x 1.31m) with fitted wall unit, plumbing and space for a washing machine, space for a tumble dryer, boiler, upvc double glazed door to side elevation, radiator, tiled flooring

Cloakroom - 4'6" x 4'4" (1.38 x 1.33m) with low level wc, vanity unit with bowl, tiled splashback, fitted wall cupboard, upvc double glazed window, radiator

To the first floor

Landing - 3'0" X 10'4" (0.93 X 3.16m) with access to the loft, coving to the ceiling, storage cupboard, radiator

Master Bedroom/Bedroom 1 - 12'0" x 11'11" (3.68 X 3.66m) with double fitted wardrobe, coving to the ceiling, upvc double glazed window, radiator

En-suite - 5'4" x 6'5" (1.64 x 1.96m) with corner shower unit, wc, pedestal sink, part tiled walls, towel radiator, upvc double glazed window, extractor, tiled flooring

Bedroom 2 - 10'2" x 8'3" (3.11 x 2.53m) with walk in wardrobe, coving to the ceiling, upvc double glazed window, radiator

Bedroom 3 - 9'11" x 8'3" (3.04 x 2.52m) with walk in wardrobe, coving to the ceiling, upvc double glazed window, radiator





Bedroom 4 - 8'7" x 7'7" (2.63 x 2.31m) with coving to the ceiling, upvc double glazed window, radiator

Bathroom - 6'10" x 7'2" (2.11 X 2.21m) with bath with shower over, glass shower screen, low level wc, pedestal sink, part tiled walls, upvc double glazed window, extractor, towel radiator

Outside

To the front there is a block paved driveway providing ample parking, electric vehicle charging point, ornate stone border, side gate leading to the rear elevation

Garage - 16'9" x 7'7" (5.13 x 2.32m) with up and over door, power and lighting

To the rear the very well kept garden has lawn, decking, slabbed patio, slabbed pathway, ornate stone borders, raised beds, wooden shed and a useful covered area down one side of the house with power, outdoor lighting, outside tap

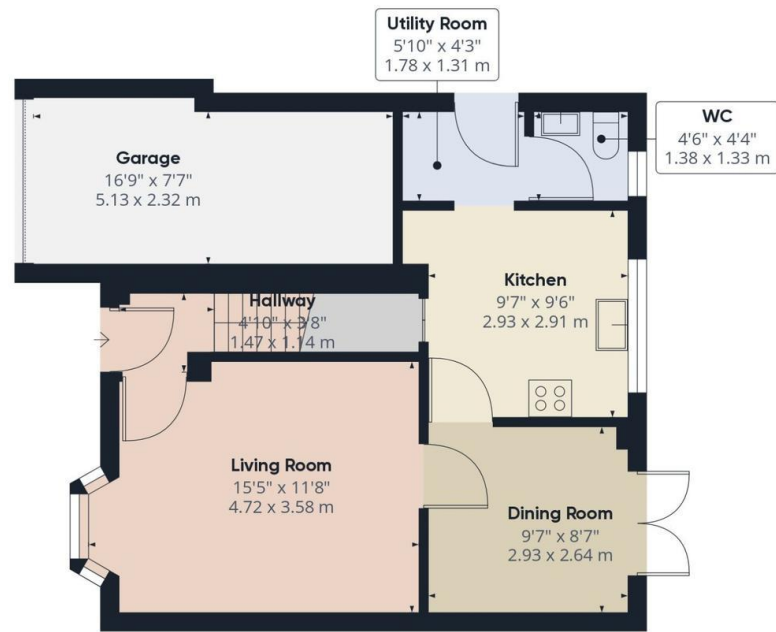
In the popular town of Hinckley the property sits in a popular residential location close to the perimeter road with access to local shops, schools and other amenities. This truly makes an ideal family home and must be viewed to be truly appreciated.

Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of importance to you, please obtain professional confirmation. All measurements quoted are approximate. These particulars do not constitute a contract or part of a contract







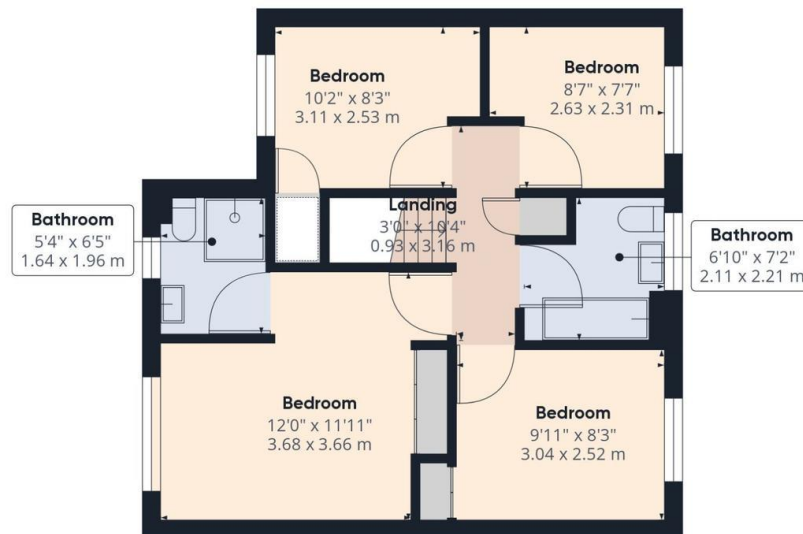


Ground Floor

Approximate total area⁽¹⁾

1070.03 ft²

99.41 m²



Floor 1

(1) Excluding balconies and terraces

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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