



Because property is personal with...

Gallus Drive, Hinckley

**BELVOIR!**

£260,000



## Key Features

- THREE BED SEMI DETACHED
- VERY WELL PRESENTED
- LIVING ROOM
- KITCHEN/BREAKFAST ROOM
- DOWNSTAIRS CLOAKROOM
- FAMILY BATHROOM
- OFF ROAD PARKING
- EPC rating B
- Freehold





THIS DELIGHTFUL VERY WELL PRESENTED THREE BEDROOM SEMI DETACHED HOUSE SITS WITHIN THE POPULAR HOLLYCROFT ESTATE. WITH UPVC DOUBLE GLAZING THROUGHOUT AND GAS CENTRAL HEATING THE PROPERTY BENEFITS FROM AN ENTRANCE HALLWAY, LIVING ROOM, KITCHEN/BREAKFAST ROOM, DOWNSTAIRS CLOAKROOM, THREE BEDROOMS AND FAMILY BATHROOM. THERE IS OFF ROAD PARKING FOR 2 VEHICLES AND A PLEASANT EASY CARE REAR GARDEN. MAKING AN IDEAL FAMILY HOME - BE THE FIRST TO VIEW.

In brief the property comprises :-

Entrance Hallway - 16'5" x 3'8" (5.02 x 1.12m) with composite main entrance door, heating controller, radiator, stairs leading to the first floor

Living Room - 12'6" x 15'10" (3.82 x 4.84m) with feature fireplace, upvc double glazed French doors leading to the rear garden, upvc double glazed window over rear elevation, walk in storage cupboard, radiator

Kitchen/Breakfast Room - 11'10" x 8'8" (3.62 x 2.65) with a range of fitted shaker style wall and base units, inset sink with mixer tap, roll edge worktop, tiled splashback, gas hob, electric oven, extractor, integrated washer dryer, integrated fridge freezer, space for a fridge freezer, boiler, radiator, upvc double glazed window, tiled flooring

Cloakroom - 5'9" x 2'10" (1.77 x 0.87m) with low

level wc, pedestal sink, tiled splashback, upvc double glazed window, radiator

To the first floor

Bedroom 1 - 13'5" x 8'9" (4.10 x 2.68m) with fitted double wardrobe with mirror fronted doors, upvc double glazed window over the rear elevation, radiator

Bedroom 2 - 11'0" x 8'8" (3.36 x 2.66m) with upvc double glazed window, radiator

Bedroom 3 - 9'3" x 6'10" (2.83 x 2.09m) with upvc double glazed window over the rear elevation, radiator

Bathroom - 7'10" x 6'11" (2.41 x 2.13m) with white suite comprising white bath with shower over, low level wc, pedestal sink, glass shower screen, extractor, towel radiator, upvc double glazed window, electric razor point, storage cupboard

Outside

To the front - there is a slabbed pathway leading to the main entrance door and parking, neat borders, tarmac driveway, gate leading to the rear garden

To the rear - the pleasant easy care garden has patio, lawn, neat borders, wooden shed

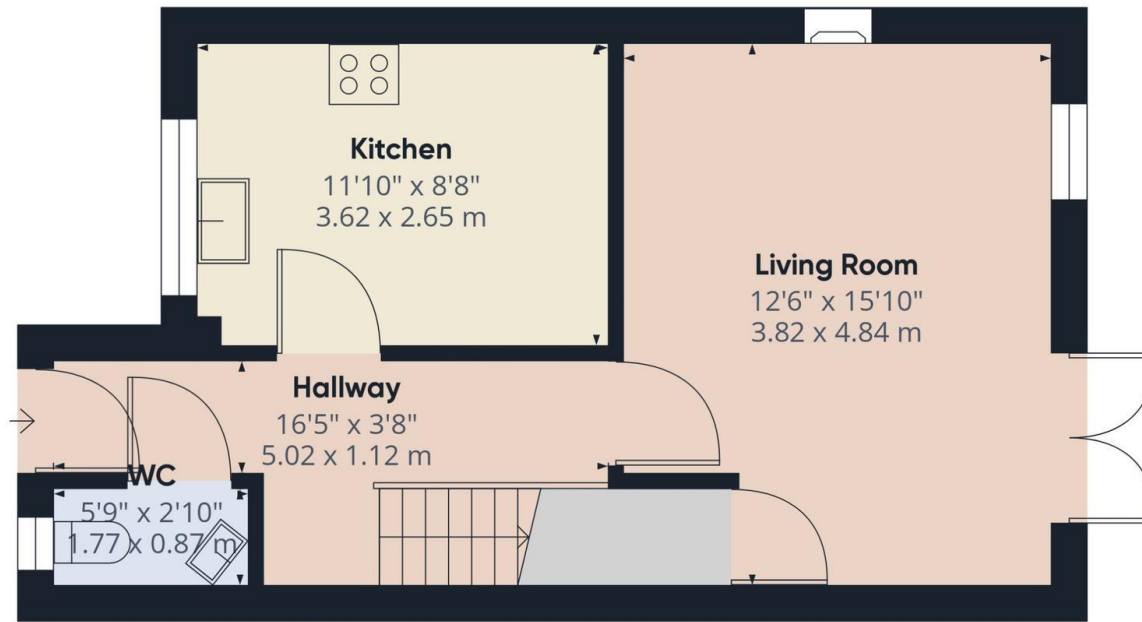
Set on the popular Hollycroft Estate this Jelson built property overlooks green space and is ideally situated for access to Hinckley Town Centre and the A47 perimeter road providing access to the A5 and motorway networks.



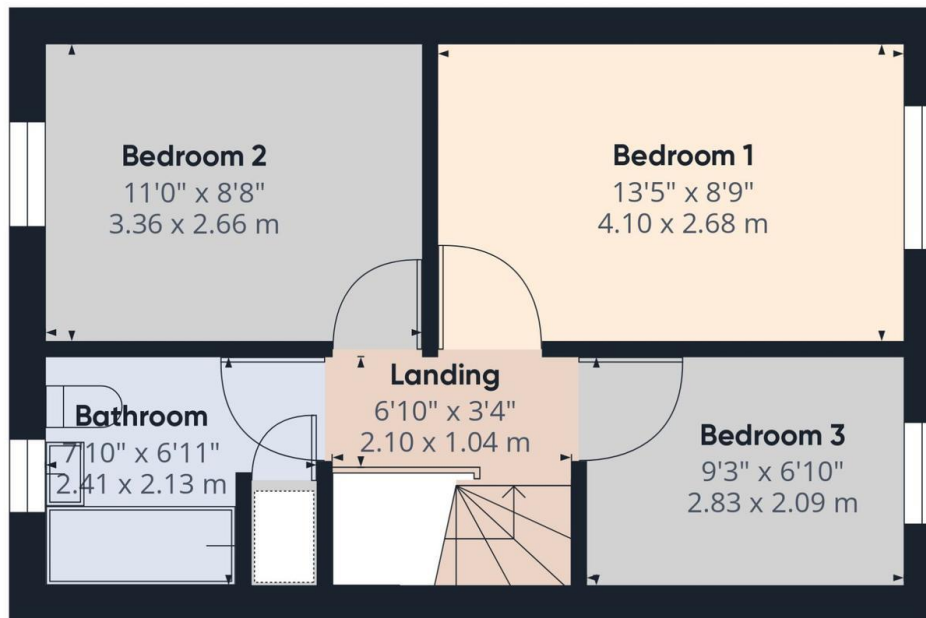
Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of importance to you, please obtain professional confirmation. All measurements quoted are approximate. These particulars do not constitute a contract or part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







Ground Floor



Floor 1

**Approximate total area<sup>(1)</sup>**

762.52 ft<sup>2</sup>

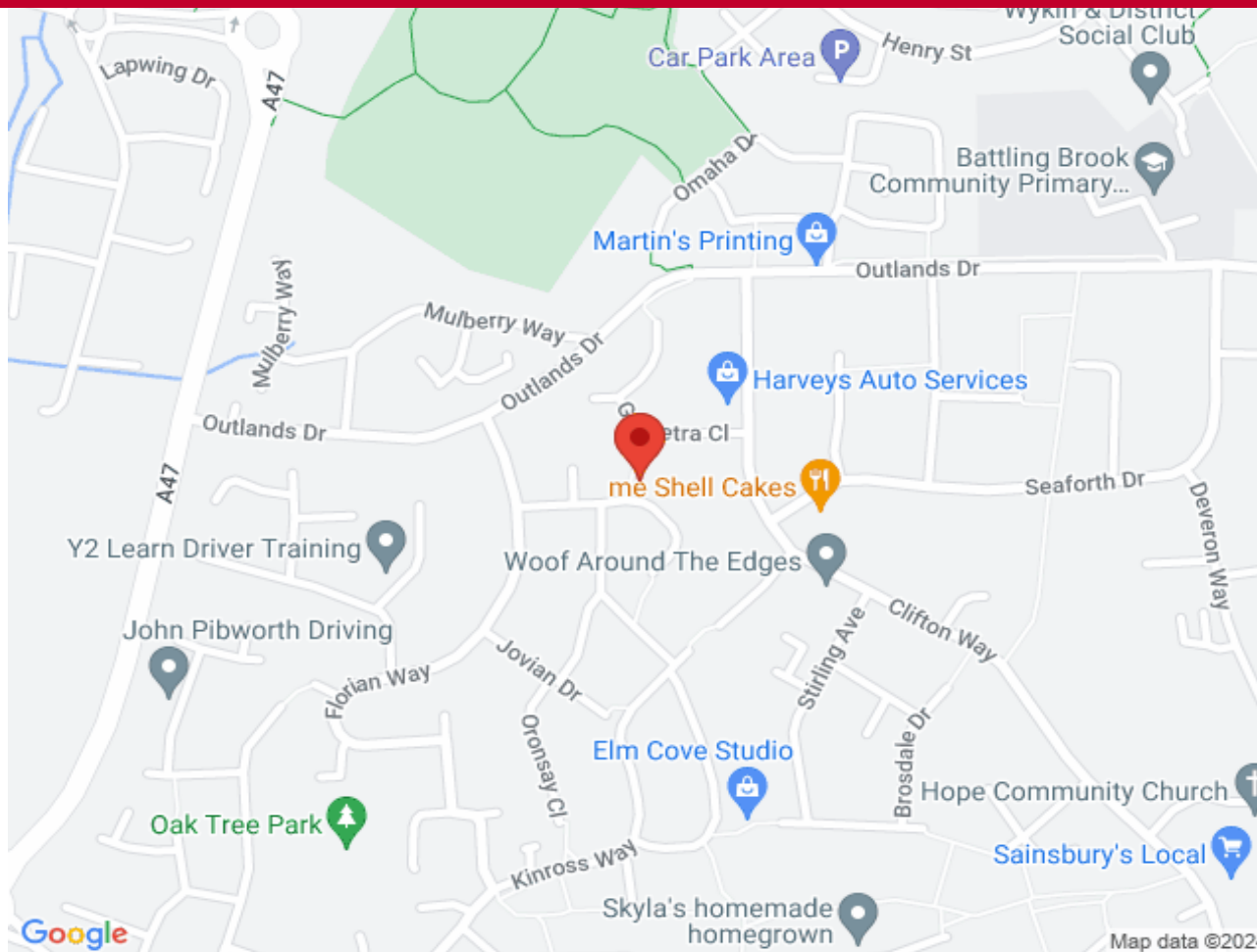
70.84 m<sup>2</sup>

(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.

Calculations are based on RICS IPMS 3C standard.

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