



Because property is personal with...

Ferndale Grove, Hinckley

BELVOIR!

£450,000



Key Features

- SPACIOUS 4 BED DETACHED HOUSE
- LIVING ROOM
- DINING ROOM
- SUPERB KITCHEN/DINER/LIVING ROOM
- MASTER BEDROOM WITH EN-SUITE
- BATHROOM
- EPC rating U
- Freehold





THIS 4 BED DETACHED HOUSE PROVIDES GOOD SIZE LIVING ACCOMMODATION AND IS NESTLED WITHIN A POPULAR CUL DE SAC. WITH VIEWS OVER THE PLEASANT GREEN THE PROPERTY BOASTS ENTRANCE HALLWAY, LIVING ROOM, DINING ROOM, KITCHEN/DINER/LIVING ROOM, DOWNSTAIRS CLOAKROOM, MASTER BEDROOM WITH EN-SUITE, 3 FURTHER BEDROOMS AND BATHROOM. LOCATED ON A PRIVATE DRIVE SHARED BY 2 OTHER PROPERTIES THERE IS A DETACHED SINGLE GARAGE, DRIVEWAY PROVIDING AMPLE PARKING AND PLEASANT REAR GARDEN. THE PROPERTY BENEFITS UPVC DOUBLE GLAZING THROUGHTOUT AND GAS CENTRAL HEATING WITH BOLER BEING ONLY 3 YEARS OLD. VIEWING IS A MUST TO APPRECIATE THE SIZE OF THIS FAMILY HOME

In brief the property comprises :-

Entrance Hallway - 3'9" x 8'7" (1.15 x 2.62m) with composite main entrance door, radiator

Living Room - 19'4" x 10'11" (5.90 x 3.34m) with feature fireplace with gas fire, upvc double glazed window, radiators

Dining Room - 12'2" x 10'10" (3.72 x 3.32m) with under stairs cupboard, radiator, stairs leading to the first floor

Kitchen/Diner/Living Room - 19'5" x 13'2" (5.92 x 4.02m) with a range of fitted wall and base units, inset sink with mixer tap, roll edge worktop, gas hob, double electric oven, extractor, plumbing and space for a

dishwasher, plumbing and space for a washing machine, space for an American fridge freezer, cupboard housing the boiler, tiled splash back, upvc double glazed stable effect door leading to the rear garden, upvc double glazed windows, radiator, tiled flooring

Downstairs Cloakroom - 3'7" x 5'1" (1.12 x 1.56m) with vanity unit with inset sink, low level wc, upvc double glazed window, radiator

To the first floor

Landing - 3'10" x 11'0" (1.19 x 3.37m) with airing cupboard, upvc double glazed window, access to the loft, radiator

Master Bedroom - 9'4" x 13'3" (2.87 x 4.06m) with a range of built in wardrobes, upvc double glazed windows, radiator

En-suite - 8'5" x 5'3" (2.58 x 1.61m) with shower cubicle, pedestal sink, low level wc, tiled splash back, upvc double glazed window, extractor, chrome towel radiator, tiled flooring

Bedroom 2 - 11'9" x 10'3" (3.58 x 3.14m) with built in double wardrobe, upvc double glazed window, radiator

Bedroom 3 - 11'9" x 10'3" (3.58 x 3.14m) with built in double wardrobe, upvc double glazed window, radiator

Bedroom 4 - 8'0" x 11'0" (2.44 x 3.37m) with upvc double glazed window, radiator

Bathroom - 8'4" x 6'3" (2.55 x 1.92m) with shower cubicle, bath, pedestal sink, tiled splash back, electric shaver point, extractor, upvc





double glazed window, radiator, tiled flooring

Outside

To the front the property is accessed via a private driveway serving 2 other properties, has a tarmac driveway providing ample parking and leading to the

Garage - 9'2" x 17'2" (2.80 x 5.25m) with up and over door, power and lighting

To the rear there is a delightful garden with slatted footpath, not one but 2 patios, lawn, mature borders, outside tap

The property lies close to Coventry Road and is within walking distance of Hinckley Town Centre as well as convenient for the A5/M69/M1/M6 road networks. Schools, shops, parks, the canal and a wealth of other facilities are within easy reach along with the delightful well tended Green and this property makes an ideal home for a growing family

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.

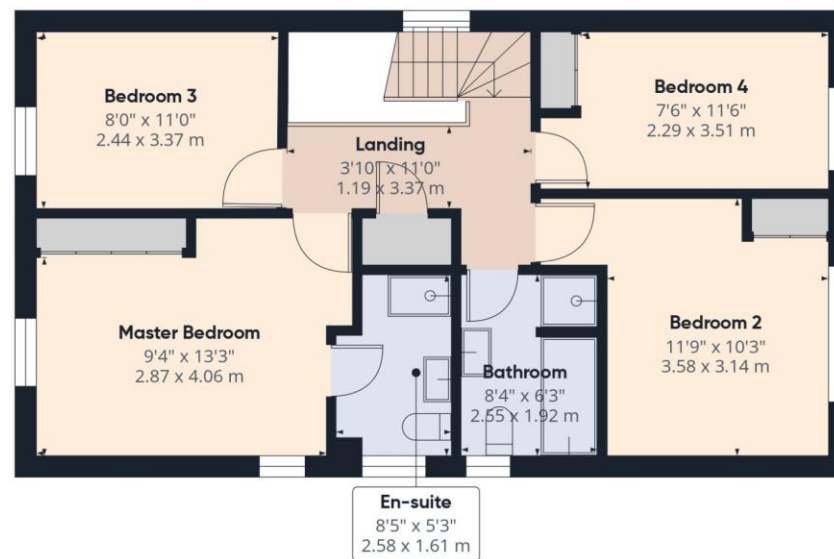








Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

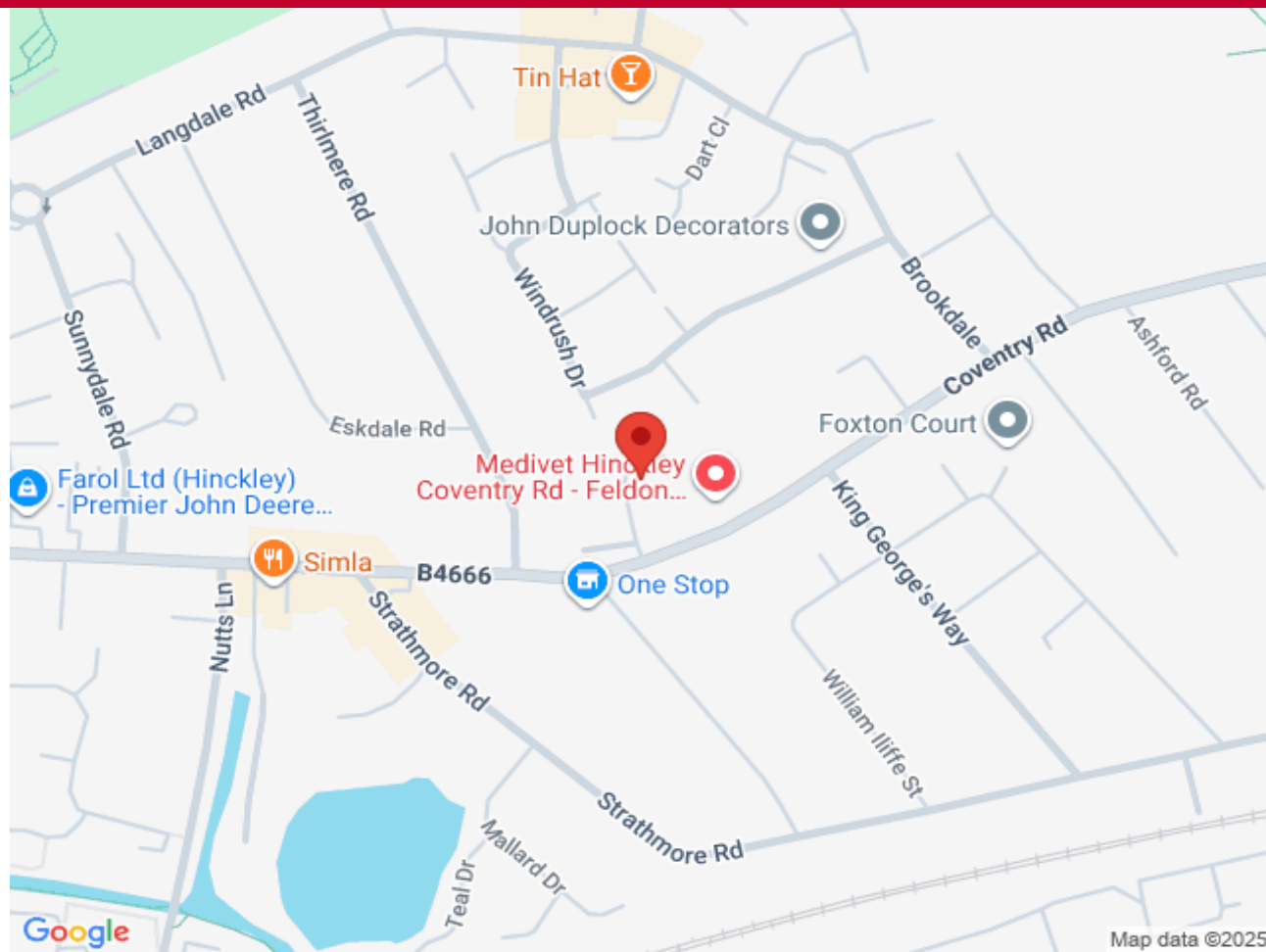
1476 ft²

137.1 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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