







**\*\* THREE BEDROOMS \*\* GARAGE \*\* EN-SUITE \*\* LARGE DRIVEWAY \*\* 360 VIRTUAL TOUR AVAILABLE \*\***

This stunning detached family residence is nestled in the desirable area of Hilton. Boasting uPVC double glazing throughout and gas central heating, the property offers convenience and comfort. It also features off-road parking, including a single garage, and a spacious rear garden with entertaining patio.

Situated within the Hilton area, Welland Road enjoys proximity to local amenities and esteemed schools, such as John Port Academy. With easy access to the A50, A38, and A52, as well as connections to the M1 Motorway and East Midlands Airport, Hilton offers convenient travel links. Early viewing is highly recommended to fully appreciate the size, quality, and prime location of this exceptional property.



**ABODE**  
SALES & LETTINGS

## Hallway

With a timber double glazed front door leading into, UPVC double glazed frosted glass window to the front elevation, staircase rising to the first floor landing, thermostat, doorbell bell chime, smoke alarm, central heating radiator and internal doors, leading to:

## Kitchen/Diner

With a UPVC double glazed window to the rear elevation and a double glazed frosted timber door to the side entry. The kitchen features a range of matching base and eye level storage cupboards and drawers with drop edge preparation work surfaces. A range of integrated appliances include a ceramic sink with mixer tap, four ring gas hob and extractor hood, oven/grill, plumbing space for freestanding undercounter white goods, central heating radiator and spotlighting to ceiling.

## Lounge

With a UPVC double glazed box bay window to the front elevation, TV aerial point, central heating radiator, UPVC double glazed French doors with two adjoining UPVC double glazed windows leading to the conservatory and telephone point.

## Conservatory

With UPVC double glazed windows to the rear elevation and UPVC double glazed French doors, leading to the rear garden and TV aerial point.



## Cloaks/WC

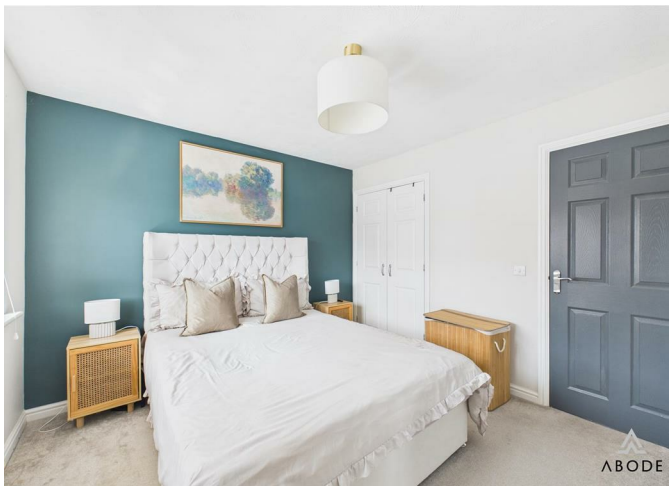
With a UPVC double glazed frosted glass window to the side elevation, low-level WC with continental flush, floating wash hand basin with mixer, waterfall mixer tap and tiled splashback, central heating radiator and electrical distribution board.

## Landing

With access to loft space via loft hatch and airing cupboard housing the boiler and eye level shelving, internal doors lead to:









### Bedroom One

With a UPVC double glazed window to the front elevation, central heating radiator, TV aerial point, built-in double wardrobe comprising of hanging rails and eye level shelving, internal door lead to:

### En-suite

With a UPVC double glazed frosted glass window to the front elevation, featuring a three-piece family shower room suite comprising of low-level WC with continental flush, double shower cubicle with shower over and complementary tiling to both floor and wall coverings, wash hand basin with mixer tap and tiling surrounding, central heating radiator and extractor fan.

### Bedroom Two

With a UPVC double glazed window to the rear elevation and central heating radiator.

### Bedroom Three

With a UPVC double glazed window to the rear elevation and central heating radiator.

### Family Bathroom

With a UPVC double glazed frosted glass window to the side elevation, featuring a three-piece bathroom suite comprising of low-level WC with continental flush, vanity wash hand basin with waterfall mixer tap and base storage cupboards, P shaped- bath unit with shower over and complementary tiling to floor and wall coverings, chrome heated radiator, and extractor fan.

### Outside

To the front elevation is a double width driveway with EV charging point and a tandem length tarmac driveway providing ample off road parking space. The tandem driveway leads up to the single garage.

Leading off the property to the rear is an Indian stone entertaining paved patio area leading to a garden, which is mainly laid to lawn with soil decorative borders, housing of variety of mature shrubs and trees which provide a good to give a privacy to the plot. Enclosing the boundary is feather edge timber fencing.



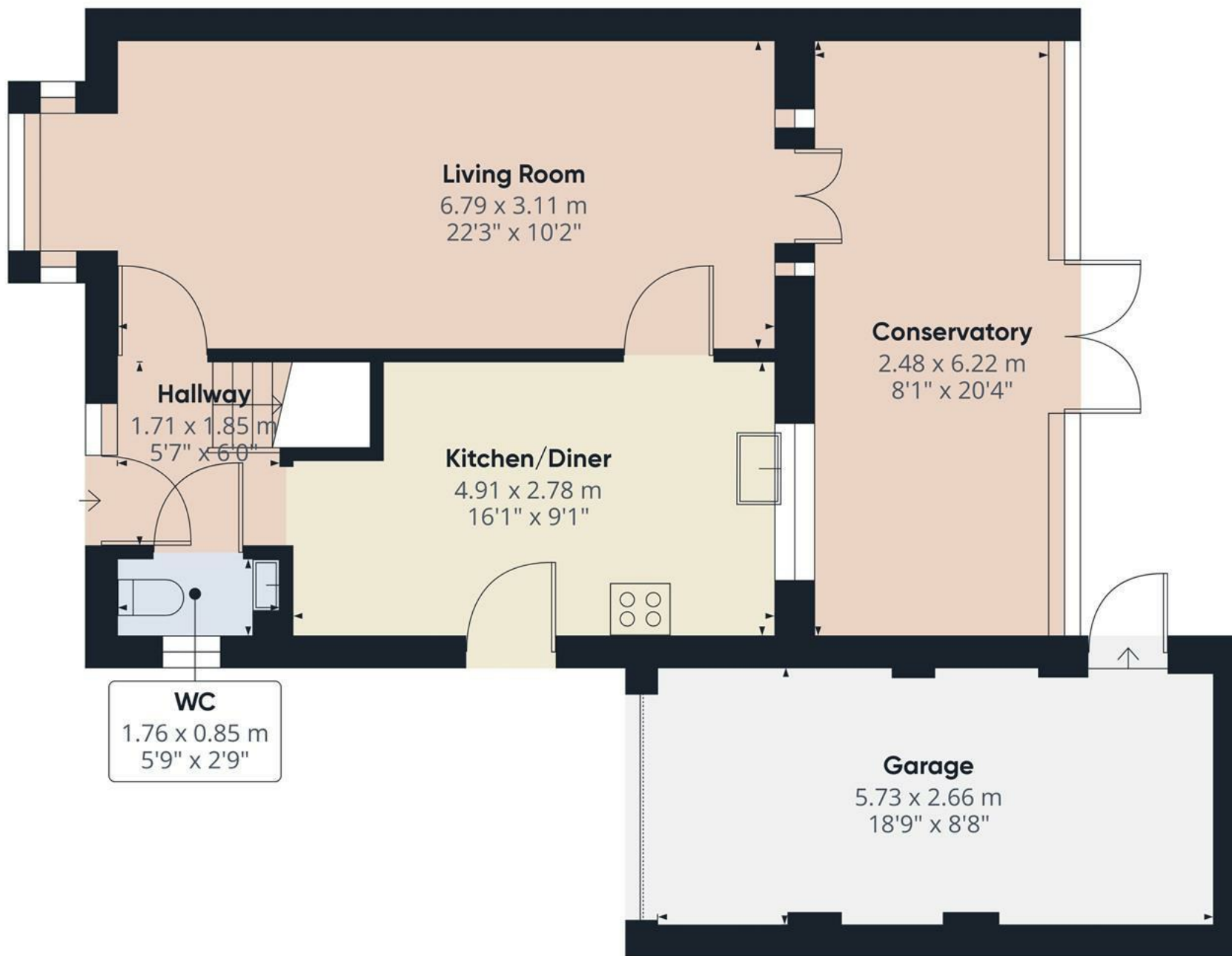












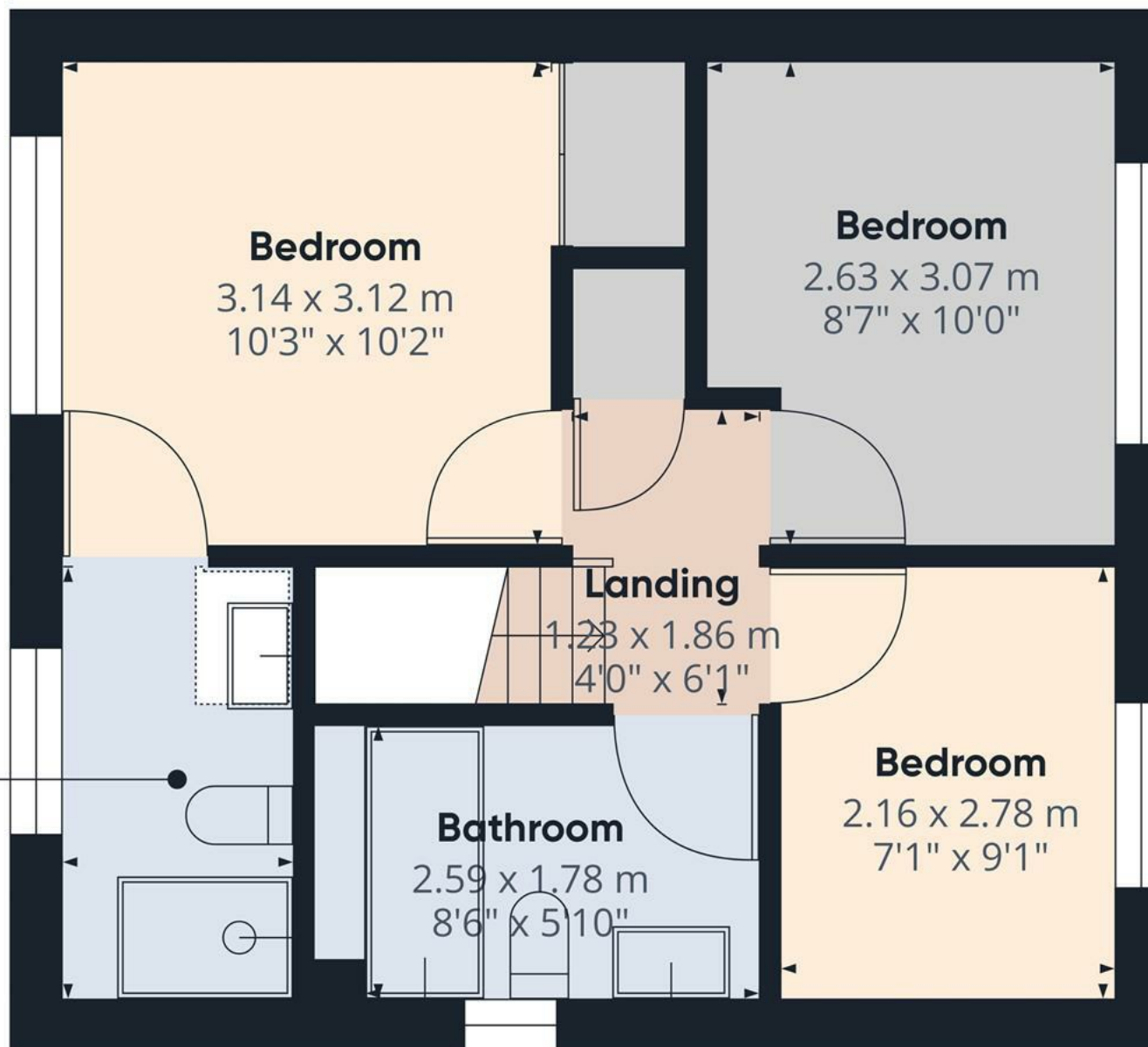
Approximate total area<sup>(1)</sup>  
73.6 m<sup>2</sup>  
792.19 ft<sup>2</sup>

(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.

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Floor 0



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

35.88 m<sup>2</sup>

386.17 ft<sup>2</sup>

### Bathroom

1.49 x 2.74 m  
4'10" x 8'11"

### Bathroom

2.59 x 1.78 m  
8'6" x 5'10"

### Bedroom

2.16 x 2.78 m  
7'1" x 9'1"

### Bedroom

3.14 x 3.12 m  
10'3" x 10'2"

### Bedroom

2.63 x 3.07 m  
8'7" x 10'0"

### Landing

1.28 x 1.86 m  
4'0" x 6'1"

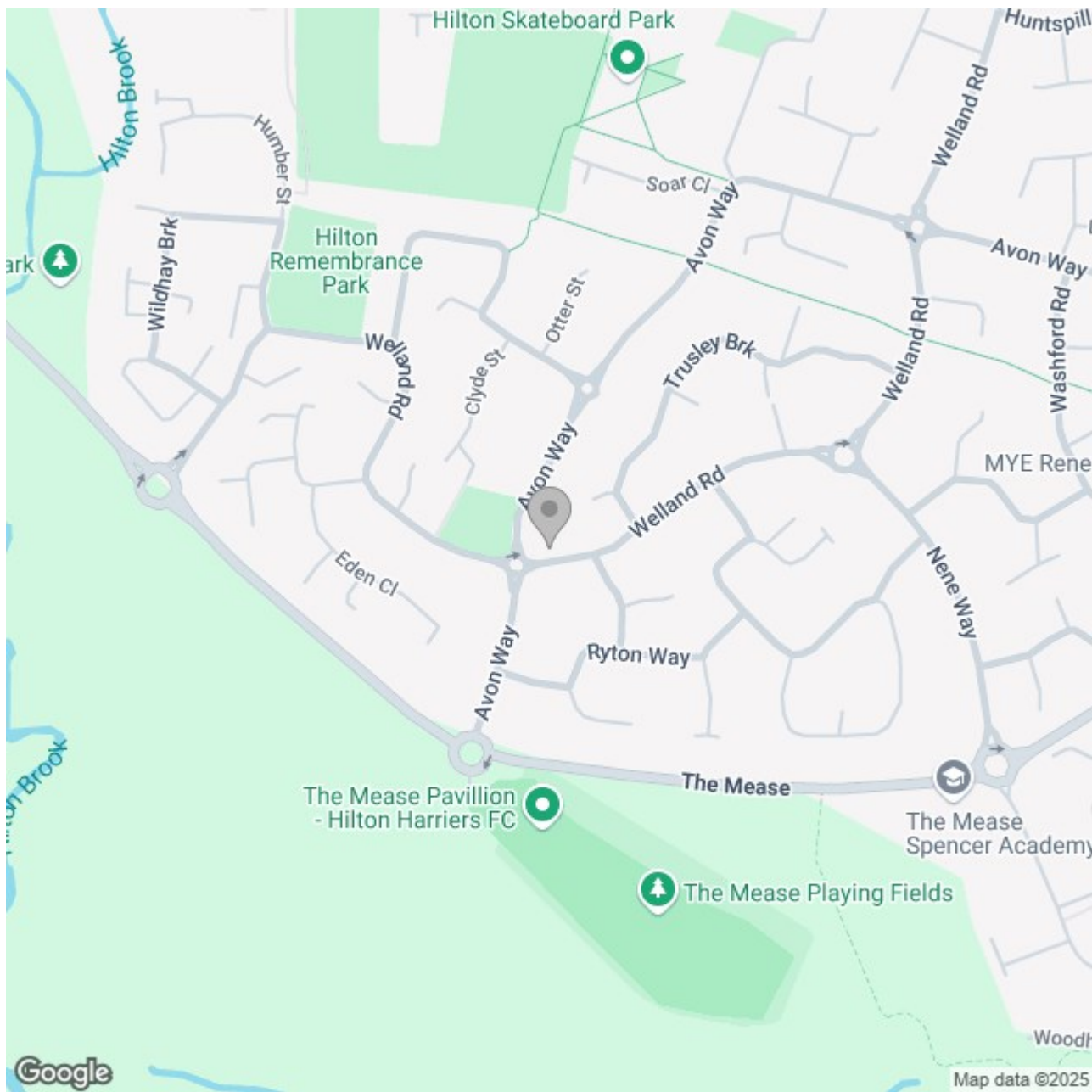
Floor 1

(1) Excluding balconies and terraces.

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## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>87</b>
(69-80) <b>C</b>	<b>75</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 