



67 Seaforth Drive, Hinckley, LE10 0XJ

£365,000



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RH Homes And Property are pleased to offer this excellent sized extended five bedroom family home located on the popular Hollycroft development on an oversized corner plot in Hinckley. The house comprises an Entrance Porch & Hallway, two good sized reception rooms, breakfast kitchen, conservatory, utility room and a downstairs shower room. First floor landing, with five bedrooms, ensuite shower and family bathroom. There is a block paved driveway offering extensive parking for multiple vehicles/caravan/motorhome, a previous garage which is now used as a store/workshop. The rear has fantastic spacious gardens on easier split levels offering attractive outlook. This house offers a large chance to upsize without paying extensive pricing in a popular setting close to the major road networks around Hinckley, and local facilities including shops, schools in a walkable range to most, with Hinckley town centre also close by.

Council Tax - D

#### Entrance Porch & Hallway

UPVC door and UPVC double glazed side window. with a further door through to the Hallway. useful store cupboard and stairs to the first floor.

#### Lounge

13'10" x 10'8" (4.22m x 3.25m)

UPVC double glazed window to the frontage, a focal point pebble effect living flame gas fire, radiator.



#### Breakfast Kitchen

17'9" x 9'1" (5.41m x 2.77m)

Having UPVC double glazed window and twin UPVC double glazed French doors through to the Conservatory. Fitted with an excellent range of attractive base and wall units finished in an oak style work surfaces over, and stone style wall tiling. integrated dishwasher, five ring gas hob and electric oven and microwave. There is a contemporary hood over the hob, ceramic tiled flooring with under floor heating.



#### Conservatory

49'2" x 26'6" (15'2" x 9'8")

UPVC double glazed windows across the full width of the rear overlooking the gardens and twin UPVC double glazed French doors, double glazed roof, and oak flooring.



#### Lobby

With access to: (Offering a separate access id subject to planning regulations wishing to create a separate annex accommodation).

#### Sitting Room - Home Office

17'1" x 11'5"

Currently used as a really useful and good sized Home Office - its flexible options could offer a great additional sitting room, annex room, or TV Lounge.

UPVC double glazed window to the front and side, radiator, laminated floor.



#### Utility Room

8'3" x 8'2" (2.51m x 2.49m)

Housing the wall mounted Potterton heating boiler, plumbing for a washing machine. laminated flooring. UPVC double glazed window to the side.



### **Downstairs Shower Room**

Having a three piece suite of wash hand basin, low level w.c, and a shower in a corner shower cubicle. UPVC double glazed window, with tiling and splashbacks.

### **First Floor Landing**

With access to:

### **Bedroom One**

11'5 x 11'0 (3.48m x 3.35m)

UPVC double glazed window to the frontage, both a radiator and an air conditioning unit, and laminated flooring.

### **Bedroom Two**

10'2 + recess x 9'1 (3.10m + recess x 2.77m)

UPVC double glazed window to the front elevation, radiator, wardrobes, and laminate flooring.

### **Ensuite Shower**

fitted with a shower and corner wash hand basin, with tiling and splashbacks.

### **Bedroom Three**

11'5 x 11'0 (3.48m x 3.35m)

UPVC double glazed window to the rear aspect, radiator, and laminated flooring.

### **Bedroom Four**

11'6 x 8'7 (3.51m x 2.62m)

UPVC double glazed window to the rear aspect, radiator, laminated flooring and wardrobes.

### **Bedroom Five**

8'4 x 7'10 overall (2.54m x 2.39m overall)

UPVC double glazed window to the front elevation, radiator, built in store cupboard, and laminated flooring.

### **Bathroom**

UPVC double glazed window to the rear, a three piece suite in white comprising of whirlpool jacuzzi style bath with shower over, wash hand basin, and low flush w.c., ceramic tiling, and chrome style heated towel rail, .

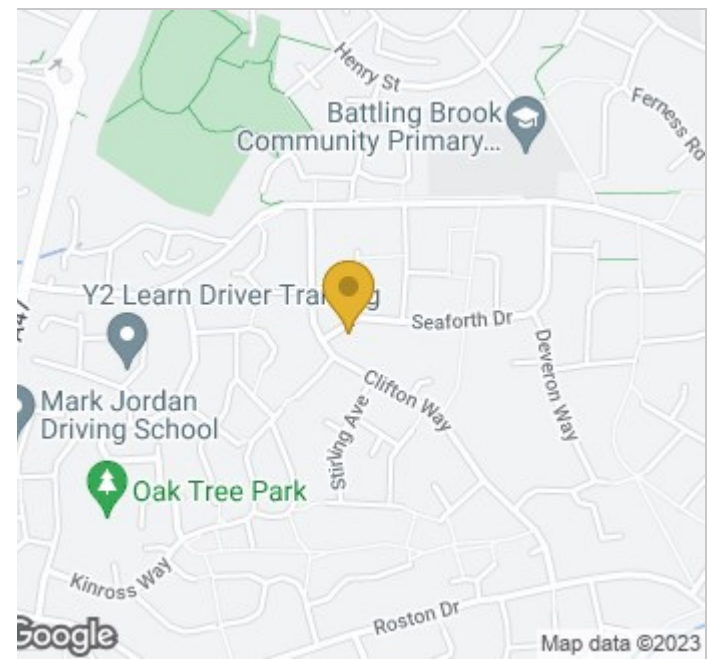
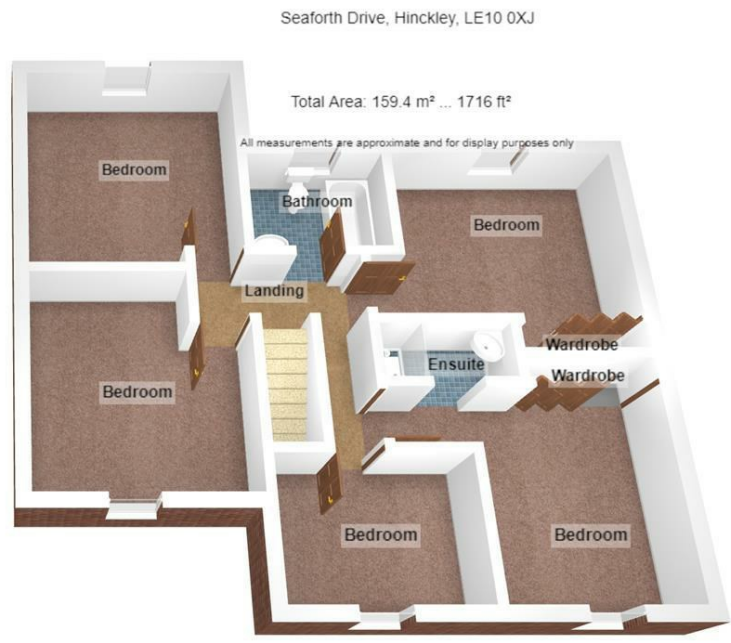
### **Outside**

Situated on an impressive corner plot for a modern house. The house is set back from the road with extensive block paved parking for numerous vehicles to the front and side of the plot. With then a gravelled and easier maintenance shrubbery beds alongside.

the rear has the former Garage which is now used as a brick built Garden Room - ideal for storage or with some slight alterations (Subject to regulations) an Entertainment Room.

There are slightly tiered areas of the garden for sectioning separate seating and growing areas.





Proceeding from the town centre along Hollycroft, turn left onto Westray Drive and then left at the T-junction onto Outlands Drive, which proceeds into Rostron Drive taking a right hand turn onto Clifton Way and continue along the road around the bend and then taking the right turn onto Seaforth Drive where the property is situated on the immediate right hand side, easily identified by the RH Homes And Property for sale board. For SATNAV users the post code is LE10 0XJ.

**Viewing**

Please contact our RH Homes and Property Office on 01455 633244 if you wish to arrange a viewing appointment for this property or require further information.

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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>83</b>	<b>89</b>
(69-80) <b>C</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	

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