



4 Field Close, Wolvey, LE10 3AZ

£394,950



3



1



2



B



RH Homes and Property are delighted to bring to market this quality built three-bedroom semi-detached property, which has been finished to a high specification and located on a small Close & driveway in the sought after village of Wolvey. Close to the towns of Rugby, Hinckley, Nuneaton, and cities of Coventry & Leicester, with excellent motorway and transport links to M6/M1/M69/A5. The property briefly comprises: Entrance Hallway, Downstairs WC, Cloakroom, Lounge, Dining/Kitchen, Three Bedrooms, Master with Ensuite, Family Bathroom and recently built timber Garden Office. The property has been re-decorated throughout and benefits from remaining NHBC, integrated appliances in the kitchen, a good size corner plot for the rear and side gardens, block paved driveway, and cream UPVC triple glazed windows, gas fired central heating throughout. Viewing is highly recommended to fully appreciate the size and quality of the finish on offer.

Council Tax - D

Entrance Hallway

Having a composite door to the front elevation, Amtico flooring, staircase off to the first floor with understairs storage. and radiator.

Downstairs WC

3'6 x 7'4 (1.07m x 2.24m)

Comprising a two piece white suite of low flush WC and wash hand basin, radiator, heated towel rail, extractor fan, and UPVC triple glazed window to the front elevation.

Lounge

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

Having continuation of Amtico flooring, decorative coving to ceiling, radiator, and UPVC triple glazed window to the front elevation.

Dining Kitchen

18'10 x 10'8 overall (5.74m x 3.25m overall)

With further Amtico flooring, an excellent range of contemporary style wall and base level units with working surfaces over, tiled splashbacks and counter top lighting. Five ring gas hob with stainless steel hood over, built in double stainless steel oven, integrated fridge/freezer, an inset one and a half ceramic sink and drainer with mixer tap, stainless steel wine chiller, plumbing for washing machine and dishwasher, vertical radiator, ceiling spotlights, and UPVC triple glazed window and French doors opening out to the rear garden.

Landing

With airing cupboard, radiator, loft access (with ladder and radiator).

Master Bedroom

11'2 x 12'4 (3.40m x 3.76m)

Having radiator, fitted double wardrobes and UPVC triple glazed window to the rear elevation.





Ensuite

8'7 x 5'2 overall (2.62m x 1.57m overall)

Having a three piece white suite comprising of a thermostatic shower set in a cubicle, low flush WC and wash hand basin with full tiled surround and flooring, heated chrome towel rail, shaver socket, extractor fan, wall mounted mirror with light and UPVC triple glazed window to the side elevation.

Bedroom Two

11'2 x 9'1 (3.40m x 2.77m)

Having built in double wardrobe, radiator, and UPVC triple glazed window to the front aspect.

Bedroom Three

7'5 x 8'7 (2.26m x 2.62m)

Having laminated flooring, radiator and UPVC triple glazed window to the rear.



Family Bathroom

With a three piece white suite comprising a bath with thermostatic shower over and screening, low flush WC and wash hand basin, full tiled surround and flooring, wall mounted mirror with light, heated chrome towel rail, extractor fan and UPVC triple glazed window to the front aspect.

Timber Garden Office

11'9 x 7'2 (3.58m x 2.18m)

Being recently built, insulated, and with power and lighting, WiFi and data booster, laminated flooring and attractive dark contrasting UPVC double glazed window and sliding door to the front aspect.



Outside

To the frontage is a block paved driveway offering off road parking for multiple vehicles, which leads to a timber side gate for access.

The rear gardens spread over an excellent sized corner plot with artificial lawns to the rear and side aspects with slab patio and pathways and water feature at the foot of the garden.

Lettings and Management

RH Homes and Property are a Sales, Lettings and Management business. If you are looking at selling or letting property, then please contact our team on the number shown.

RH Homes and Property is the seller's agent for this property. Descriptions of the property served as an opinion and not as statement of fact. Please inform us if you become aware of any information being inaccurate.





4, Field Close, Wolvey, LE10 3AZ

Total Area: 98.8 m² ... 1064 ft²

All measurements are approximate and for display purposes only



Leaving Hinckley along the Rugby Road, at the M69/A5 roundabout take the third left turning towards Wolvey, proceed along the Hinckley Road, until reaching a T-junction, at the T-junction turn right into the village of Wolvey along Temple Hill & Church Hill, proceed over the double mini roundabout onto Coventry Road, and then right onto Field Close, where the house is situated easily identified by the RH Homes And Property for sale board. For SATNAV users the postcode is LE10 3AZ.

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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

108 Castle Street, Hinckley, Leicestershire, LE10 1DD
 Tel: 01455 633244 Email: rharris@rhhomesandproperty.com
 www.altosoftware.co.uk

