



26 Westray Drive, Hinckley, LE10 0TL

£315,000



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*** NO CHAIN *** RH Homes And Property are delighted to market this newly refurbished and extended three bedroom detached house in an impressive setting in close proximity to Hollycroft Park, Hinckley Town Centre and other amenities. The house comprises an Entrance Hall, Downstairs WC, Lounge, extended Kitchen, First Floor Landing, Three Double Bedrooms and Family Bathroom. There is a newly built brick Single Detached Garage and Driveway offering ample off road parking for multiple vehicles. Also, rear gardens, newly fitted UPVC double glazing, gas central heating throughout. *** NO CHAIN ***

Council Tax - C

Entrance Hallway

7'3 x 14'0 (2.21m x 4.27m)

With radiator, laminate wood flooring, and UPVC double glazed window and door to the front aspect.

Downstairs WC

Having a two piece white suite of low flush WC and corner fitted wash hand basin and vanity cupboard, laminate wood flooring, and UPVC double glazed window to the side elevation.

Lounge

11'2 x 23'11 overall (3.40m x 7.29m overall)

Being a generous traditional size and having an electric fitted fire, two radiators, laminate wood flooring, a UPVC double glazed bay window to the front and sliding doors to the rear patio and gardens.

Extended Kitchen

7'7 x 22'11 overall (2.31m x 6.99m overall)

Being fully refitted with a good range of wall and base units with working surfaces over and subway tiled splashbacks, a brand new four ring electric oven with hood over, brand new washer, dryer and fridge freezer, an inset stainless steel sink and drainer, laminate wood flooring, vertical radiator, UPVC double glazed door to the side aspect leading to the driveway and garage area, and UPVC double glazed window and french doors to the rear garden aspects.

Landing

With airing cupboard, loft access, and UPVC double glazed window to the side elevation.





Bedroom One

10'11 x 12'7 (3.33m x 3.84m)

Having a radiator and UPVC double glazed window to the rear elevation.

Bedroom Two

8'3 x 11'0 (2.51m x 3.35m)

Having a radiator and UPVC double glazed window to the front aspect.

Bedroom Three

7'9 x 9'11 (2.36m x 3.02m)

Having a radiator and UPVC double glazed window to the rear elevation.



Family Bathroom

6'11 x 8'0 (2.11m x 2.44m)

Being a fully refitted and re-tiled bathroom, and having three piece white suite of bath with thermostatic shower and screen, low flush WC and sink in vanity cupboard, full tiled surround and flooring, heated chrome towel rail, and UPVC double glazed window to the front aspect.

Garage

9'3 x 20'0 (2.82m x 6.10m)

Having been recently rebuilt as brick construction and having three gloss cupboards for storage, power, lighting, a Worcester central heating boiler, outside tap, up and over front door access and UPVC double glazed window and door to the rear gardens.

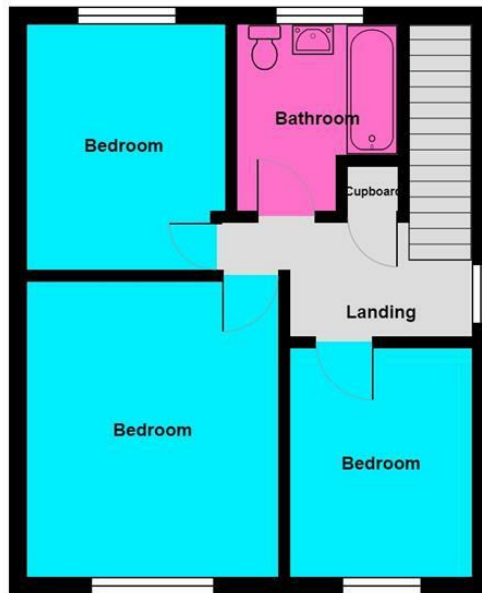
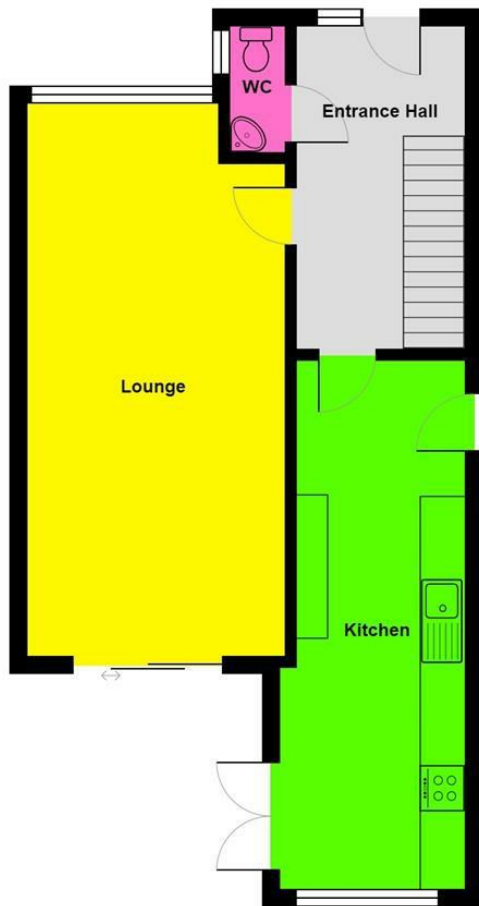


Outside

To the front is a newly stoned driveway spanning the full width of the plot and leading to a covered car port and the garage, and having further room across the frontage for multiple off road vehicles. There is an iron gate, which leads to the side access and the rear garden.

At the rear is a further stoned area, slabbed patio, mainly lawned garden and aluminium garden store.

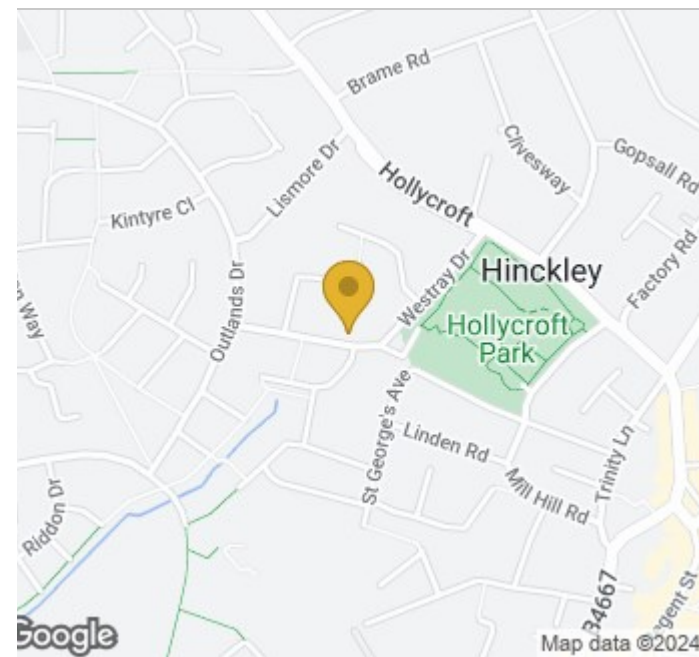




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Total Area: 95.8 m² ... 1031 ft²

All measurements are approximate and for display purposes only



Leaving Hinckley along Lower Bond Street, at the traffic lights by the police station turn left, and proceed down Hollycroft, take a left turning onto Westray Drive, and follow the road around the bend to the right where the property is located on the right hand side and identified by the RH Homes and Property for sale board. For SATNAV users the postcode is LE10 0TL

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) A		
(81-91) B		
(69-80) C		
(55-68) D	64	78
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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