



31 Seaforth Drive, Hinckley, LE10 0XJ

£345,000



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RH Homes and Property are very pleased to offer this excellent sized four bedroom detached house with scope for modernisation located in a popular development within the town of Hinckley with excellent access to surrounding parks, amenities and road connections. Briefly comprising an Entrance Hall, Lounge, Kitchen, Dining/Sitting Room, Landing, Master Bedroom with Shower Cubicle and plumbing, Three good sized further Bedrooms, and a Bathroom and separate WC. The property also benefits from a driveway leading up to a tandem sized Garage allowing parking for numerous vehicles, landscaped rear gardens, UPVC double glazing and gas central heating - Viewing to understand the size, space and opportunity on offer is highly recommended!

Council Tax - D

Porch

Entrance Hall

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

Kitchen

8'4 x 12'3 (2.54m x 3.73m)

With a range of wall and base level units with working surfaces over and tiled splashbacks, plumbing for washing machine, an inset one and a half stainless steel sink and drainer, radiator, and UPVC double glazed window overlooking the gardens and door to the side elevation.

Sitting/Dining Room

10'1 x 14'0 (3.07m x 4.27m)

Having a radiator and UPVC double glazed sliding doors to the rear gardens.

Landing

With storage and loft access.

Bedroom One

10'11 x 23'3 (3.33m x 7.09m)

Having two radiators, an electric shower in a fitted cubicle with UPVC cladding, and UPVC double glazed windows to the front and rear aspects.

Bedroom Two

11'2 x 11'5 (3.40m x 3.48m)

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





Bedroom Three

11'1 x 12'1 (3.38m x 3.68m)

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

Bedroom Four

7'6 x 7'4 (2.29m x 2.24m)

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

WC

2'5 x 5'5 (0.74m x 1.65m)

With low flush white WC, full tiled surround and flooring, and UPVC double glazed window to the rear aspect.



Bathroom

4'7 x 5'5 (1.40m x 1.65m)

Having a two piece white suite of bath and wash hand basin, radiator, full tiled surround and flooring, and UPVC double glazed window to the rear aspect.

Garage

7'9 x 26'11 (2.36m x 8.20m)

With power, lighting, windows to the side and rear elevations, and up and over door.



Outside

To the front is a driveway leading to the garage and pebble area allowing off road parking for multiple vehicles set in established shrub and hedge borders with a timber gate that leads between the house and garage to@

The rear gardens, which are mainly lawn with establish tree and shrub borders, a timber shed and a slabbed patio and pathway.

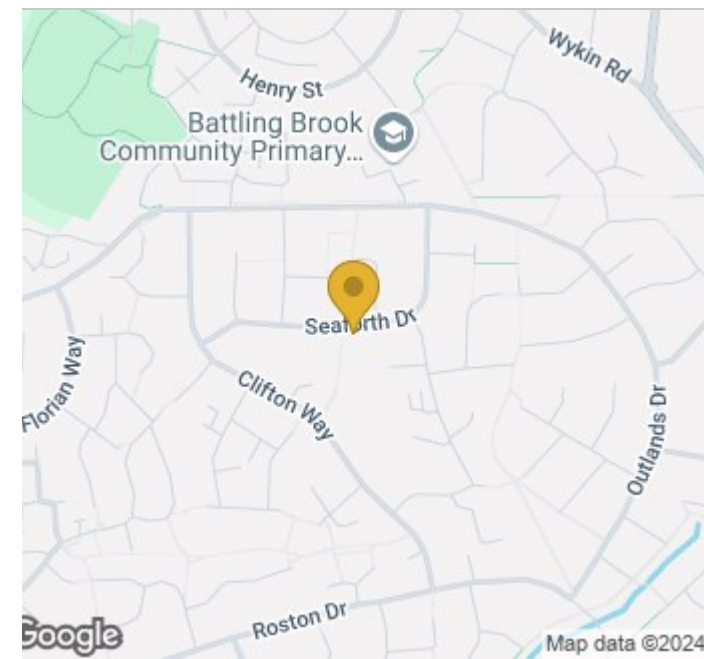




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Total Area: 146.0 m² ... 1571 ft²

All measurements are approximate and for display purposes only



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 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.

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
(81-91) B			
(69-80) C			
(55-68) D		55	
(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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