



**61 Hollycroft Crescent, Hinckley, LE10 0HH**

**£375,000**



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\*\*\* NO CHAIN \*\*\* RH Homes and Property are very pleased to offer to market this fully and immaculately refurbished Three/Four bedroom semi-detached home, being nicely set back from the road & on an excellent sized traditional plot. Located just down from the attractive views of Hollycroft Park, and with good access to local schools, the town centre, shopping facilities and road networks. The house comprises an Entrance Hall, Lounge, Dining Kitchen, Sitting Room/Bedroom Four, Downstairs WC, Landing, Three Double Bedrooms, Ensuite to Master Bedroom, and Family Bathroom. The property also benefits from a newly felted and tiled roof, full rewire and plumbing for gas fired central heating, UPVC double glazing throughout, data cables, traditional sized driveway offering ample off road parking for multiple vehicles, caravan or motor home, UPVC double glazing, and rear garden. \*\*\* NO CHAIN \*\*\*

Council Tax - C

**Entrance Hall**

With herring bone laminate wood flooring, under stairs cupboard, and composite front door to the front elevation.

**Lounge**

10'6 x 13'10 overall (3.20m x 4.22m overall)  
Having anthracite vertical radiator, TV wall point, and UPVC double glazed bay window to the front elevation.

**Sitting Room**

9'3 x 15'8 overall (2.82m x 4.78m overall)  
With anthracite radiator, TV wall point and UPVC double glazed French doors to the rear gardens.

**Downstairs WC**

Having a two piece suite of low flush WC and corner sink, and UPVC double glazed window to the rear aspect.

**Dining Kitchen**

17'0 x 14'3 overall (5.18m x 4.34m overall)  
With a brand new range of contemporary wall and base level units with working surfaces over, a five ring AEG induction hob and cooker with hood over, and inset stainless steel sink with mixer tap and counter top drainer, herring bone laminate wood flooring continuation, anthracite radiator and UPVC double glazed windows to the side and rear aspect with UPVC double glazed French doors opening to the rear patio.







### **Landing**

With access of to:

### **Bedroom One**

10'8 x 11'4 overall (3.25m x 3.45m overall)

With radiator, and UPVC double glazed bay window to the front aspect.

### **Ensuite**

5'11 x 5'9 overall (1.80m x 1.75m overall)

Having a three piece suite comprising thermostatic rainfall shower and hand held head set in a tray and screen walk in cubicle, low flush WC and wash hand basin set in vanity cupboards, full tiled surround, heated towel rail, tiled flooring, extractor, and UPVC double glazed window to the front aspect.

### **Bedroom Two**

10'8 x 14'3 overall (3.25m x 4.34m overall)

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

### **Bedroom Three**

9'2 x 15'8 (2.79m x 4.78m)

With radiator, and UPVC double glazed windows to the front and rear aspects.



### **Family Bathroom**

Having a three piece white suite of bath, low flush WC and wash hand basin in vanity cupboard, full tiled surround and tiled flooring, heated towel rail, extractor, and UPVC double glazed window to the rear elevation.

### **Outside**

To the front is a traditional sized stoned driveway on a corner plot allowing for off road parking for multiple vehicles, vans, caravans and motor homes.

To the rear is an iron side gate entrance onto a rear slabbed patio with steps down to a mainly lawned garden with established surround hedge and tree borders.





61, Hollycroft Crescent, Hinckley, LE10 0HH

Total Area: 107.6 m<sup>2</sup> ... 1158 ft<sup>2</sup>

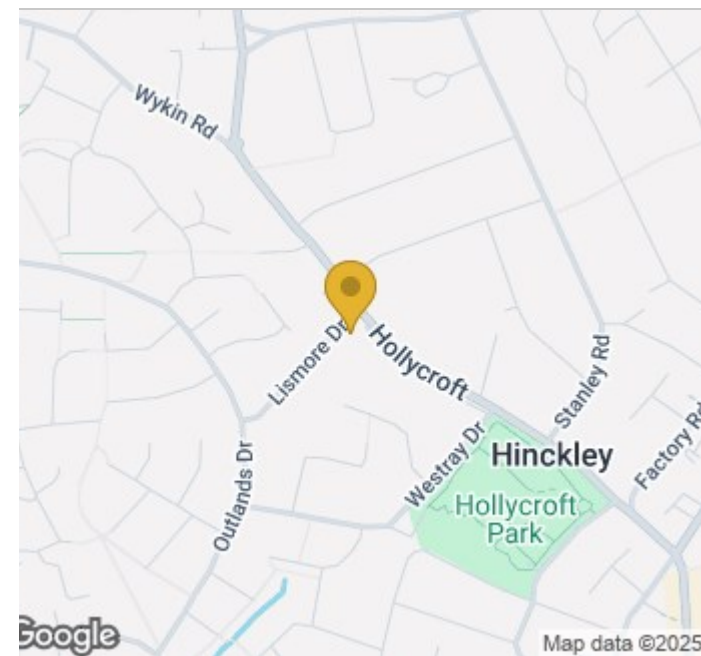
All measurements are approximate and for display purposes only

## 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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Leaving Hinckley along Station Road, take a right turn onto Lancaster Road, and head to the traffic lights. Take the right fork onto Trinity Lane, continue to the next set of traffic lights (opposite the old Leisure Centre) and take the right hand turn along Trinity Lane, then at the next lights take the left filter (still on Trinity Lane) and turn left onto Hollycroft at the next set of lights, continue along with the Park on your left, and the property is situated on the corner of the next left turn into Hollycroft Crescent. For SATNAV users the postcode is

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(82 plus) <b>A</b>		<b>81</b>
(81-81) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		<b>25</b>
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC