



Sunnydale Crescent, Hinckley, LE10 0PA

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS

Property Description

We have great pleasure in offering for sale this three-bedroom semi-detached home located on a peaceful cul-de-sac on Sunnydale Crescent. Benefitting from double glazed windows and doors throughout along with gas fired central heating. You'll have a large driveway that can accommodate several cars, as well as a fantastic location with easy access to transport links.

There's an entrance porch to meet you as soon as you walk in. With two reception rooms, kitchen/diner, and three tastefully furnished bedrooms on the property are ideal for an expanding family or those requiring a home office.

The spacious garden, which offers external access to the second reception room which is insulated with radiator and double glazed window and door. Outside there is also an outhouse with a W/C and storage, is one of this house's most notable characteristics. With plenty of space for any garden enthusiast to make it their own, the garden is the ideal place for mingling and lounging in the sun.

Situated near well-known educational institutions, commuting routes, and public transport hubs, this property is a must see. Call us now for more information! EPC RATING D





Key Features

- THREE BEDROOMS
- SEMI-DETACHED
- ADDITIONAL OFFICE/RECEPTION ROOM SPACE
- AMPLE OFF ROAD PARKING
- CUL-DE-SAC LOCATION
- CLOSE BY TO LOCAL AMENITIES
- GREAT TRANSPORT LINKS
- EPC RATING D

£280,000

General Information

TENURE: we understand from the vendors that the property is freehold with vacant possession on completion.

SERVICES: all mains services are connected but not tested. The telephone is available subject to the appropriate telephone companies regulations. Sheldon Bosley Knight have not tested any apparatus, equipment, fittings, etc, or services to this property, so cannot confirm they are in working order or fit for the purpose. A buyer is recommended to obtain confirmation from their Surveyor or Solicitor.

LOCAL AUTHORITY: Nuneaton & Bedworth Borough Council

COUNCIL TAX BAND: B

FIXTURES AND FITTINGS: only those as mentioned in these details will be included in the sale.

MEASUREMENTS: the measurements provided are given as a general guide only and are all approximate.

VIEWING: by prior appointment through the Estate Agents.

SPECIAL NOTE: The seller of this property is a relative of an employee of Sheldon Bosley Knight

ENTRANCE PORCH

With door to the front, radiator to the side. access to the lounge and first floor.

LOUNGE

12'5" x 13'8"

With large bay window, shelving and storage units, radiator, ceiling covings and access to the kitchen.

KITCHEN

11'10" x 9'11"

With wall and base units, radiator and access to the rear garden, sink/drain unit, extractor fan, combi boiler and space for units such as washing machine, dishwasher and tumble dryer, dining table, fridge freezer and much more.

RECEPTION ROOM

13'6" x 9'0"

Fully insulated, with window, radiator and access through the rear garden,.

LANDING

With double glazed window, access to three bedrooms, bathroom and loft space.

BATHROOM

With heated towel rail, wash hand basin and vanity unit, W/C, bath with shower head attachment and additional storage unit.

BEDROOM ONE

12'5" x 10'9"

Benefitting from bay windows to the front, fitted storage space and radiator

BEDROOM TWO

11'10" x 10'9"

Spacious with windows and radiator.

BEDROOM THREE

6'6" x 5'11"

With built in storage space, windows and radiator.

EXTERIOR

Parking space for multiple cars at the front with partial fencing. To the rear you will find the garden space with side access, access to the second reception room, outdoor W/C and storage. patio and partially lawned garden with decking at the back.



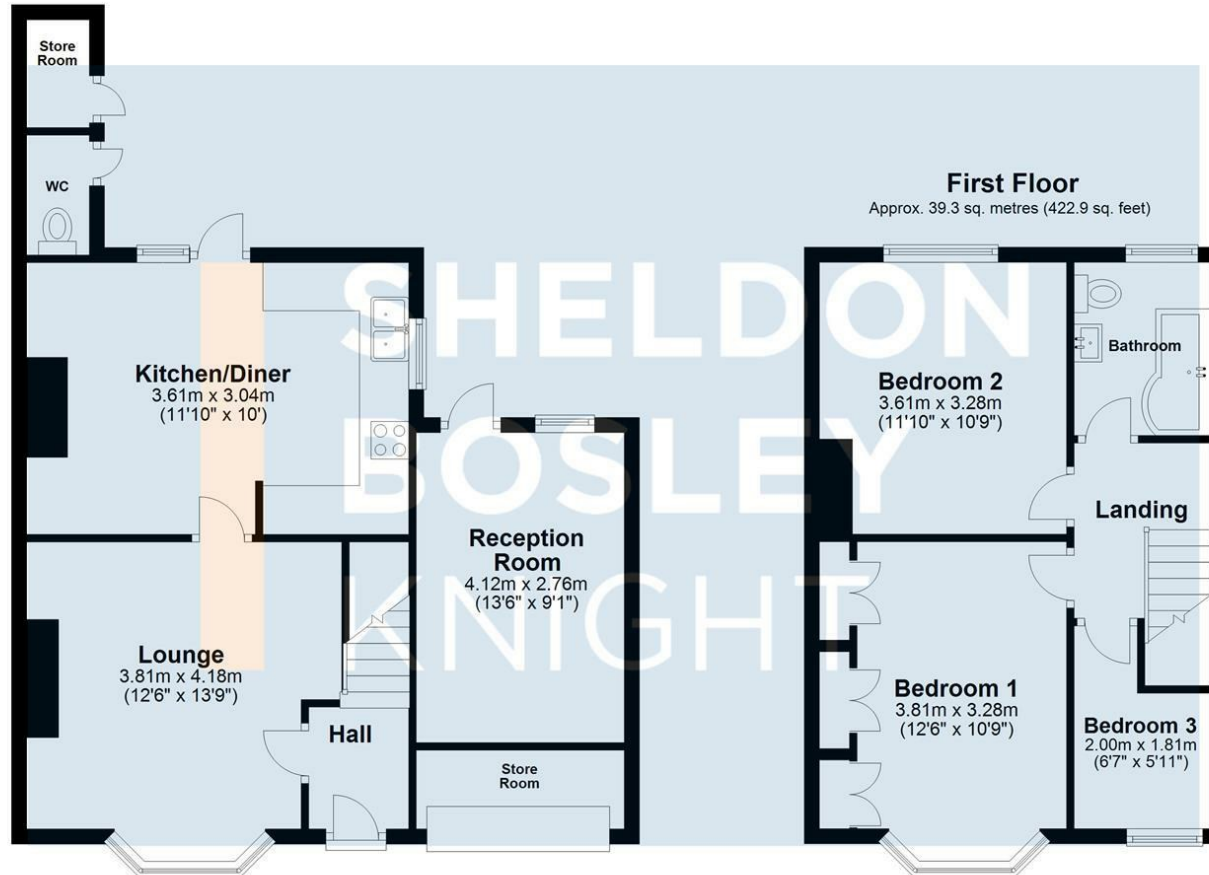




Floorplan

Ground Floor

Approx. 56.1 sq. metres (604.4 sq. feet)



Total area: approx. 95.4 sq. metres (1027.2 sq. feet)

All efforts have been made to ensure that the measurements on this floorplan are accurate however these are for guidance purposes only.
Plan produced using PlanUp.



EPC Rating - D

Tenure - Freehold

Council Tax Band - B

Local Authority
HBBC

We routinely refer clients to both our recommended Legal Firm and a panel of Financial Services Providers. It is your decision whether you choose to deal with these companies. In making that decision, you should know that we receive a referral fee

Our Testimonials

Excellent sales team. Chloe, Christian and Leanne supported me throughout a difficult sale and at a very competitive fee. They really know their stuff and I wouldn't hesitate to recommend SBK Evesham. Thank you!

Louise Orchard

Fantastic and easy experience. Nothing was too much to ask and the team were incredible in providing support and reassurance in our first move. Everything was communicated to us professionally and efficiently. Massive thanks to the team for making this move possible.

Anna Stoumann

We found our dream home and needed to sell our house to make an offer. Andrew and the team at Sheldon Bosley knight Leamington were fantastic. They managed to value our home, got photos and floor plans sorted, advertised, completed viewings and we had an above asking price offer accepted in one and a half weeks from first contacting them!! Communication from both Andrew, Sophie and the team plus through their online portal was great throughout. Honestly couldn't have asked for more.

Charlie Foley

Both Amy and Amelia were incredibly helpful and proactive throughout the purchase of our property. The commitment that they both showed to the sellers and us as buyers was second to none and meant that any moving bumps were successfully managed. We would wholeheartedly recommend them to friends and, if we were to consider moving again, would certainly use them.

Emmah Ferguson

I had a great experience while purchasing a house with Sheldon Bosley Shipston on stour. From start to finish they have done everything they can to help and been great with communication. I dealt with Kate and Morgan who were both lovely but I'm sure it was a team effort behind the scenes. I felt like they were there for me and supportive. Thank you to you all!

Georgie Smith

Very helpful and friendly staff. They were happy to provide names of local tradesmen which will be a great help. Would highly recommend.

Jane Harms

A stress free procedure due mainly to the estate agent Rockwell Allen. There was excellent communication and marketing with the bonus of getting the asking price.

Susan

Millie has been absolutely brilliant from the word go. The whole experience has been a breath of fresh air and the complete opposite from our last dealings with an estate agent. Thank you Millie for all your hard work and advice, couldn't be bettered.

Kate

We couldn't recommend Sheldon Bosley Knight more. After having a house sale fall through previously, we were very nervous about making our offer, but the lovely Annette and Sara guided us through everything with ease and made us feel so comfortable with our decisions. We got the house of our dreams, and we are absolutely delighted! They made us feel like friends and we would recommend them to anyone looking to buy their perfect home.

Jen Singleton

To book a free no obligation market appraisal of your property contact your local office.

sheldonbosleyknight.co.uk



SALES

LETTINGS

PLANNING &
ARCHITECTURE

COMMERCIAL

STRATEGIC
LAND

NEW
HOMES

BLOCK
MANAGEMENT

RURAL



DISCLAIMER

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