



**Connells**

Bracken Drive  
Wolvey Hinckley



## Property Description

Available with NO UPWARD CHAIN. Located in the highly sought after village of Wolvey this three bedroom property has been recently redecorated to a high standard, situated on a substantial corner plot and providing generous living space.

Briefly comprising of an entrance porch and hallway, lounge, kitchen, dining room, conservatory, three bedrooms, bathroom and loft space.

To the outside is a driveway for multiple vehicles leading to a single garage, large laid to lawn area and to the rear the garden is mainly laid to lawn with a patio area.

## Entrance Porch

UPVC double glazed porch with door to front elevation.

## Entrance Hallway

Giving access to the accommodation.

## Lounge

18' 9" x 12' 8" ( 5.71m x 3.86m )

Having wooden flooring, radiator and feature fireplace with tiled hearth and wooden beam. Loft access and bay window to front.

## Dining Room

8' 11" x 6' 1" ( 2.72m x 1.85m )

Having carpet flooring, radiator, two skylights and french doors to conservatory.

## Conservatory

7' 10" x 7' 8" ( 2.39m x 2.34m )

Having radiator, blinds, wooden flooring and french doors leading to rear garden.

## Kitchen

10' 2" x 8' 10" ( 3.10m x 2.69m )

Having a range of traditional cream coloured wall and base units, work surface over, tiled splashback surround, sink and drainer with mixer tap, built-in double oven, ceramic hob with extractor above, ceiling spotlights, tiled flooring and radiator. Pantry cupboard. Window to front elevation.

## Bedroom 1

14' 7" x 8' 9" ( 4.45m x 2.67m )

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

## Bedroom 2

10' x 8' 9" ( 3.05m x 2.67m )

Having carpet flooring, built-in wardrobe and radiator. UPVC double glazed window to the rear elevation.

### Bedroom 3

9' x 8' 4" ( 2.74m x 2.54m )

Having carpet flooring and radiator. Two UPVC double glazed windows to the side elevation.

### Bathroom

Comprising corner shower cubicle, hand wash basin and WC, with ceramic tiled walls, tiled flooring and chrome heated towel rail. UPVC double glazed window to the side elevation.

### Loft Space

18' 8" sloping ceiling x 12' 9" sloping ceiling ( 5.69m sloping ceiling x 3.89m sloping ceiling )

### Garage / Utility

12' 9" x 7' 10" ( 3.89m x 2.39m )

Single garage with up and over door and plumbing for washing machine.

### To The Outside

Laid to lawn gardens to front and side, with low hedge and pathway to front door. Block paved driveway to side leading to the garage. Gated side access to the rear garden.

The good size rear garden is mainly laid to lawn with paved patio and a pathway leading to the rear of the garden. Brick wall and fenced boundary with shrubbery borders. Timber summer house.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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**EPC Rating: D**

Tenure: Freehold

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