



Connells

Merricue Mill Lane  
Wolvey Hinckley



## Property Description

This beautifully presented three bedroom bungalow is situated on a substantial plot in a highly popular village location of Wolvey Heath, with sprawling countryside views this property is one not to be missed.

The accommodation briefly comprising of an entrance hallway, lounge, kitchen/diner, utility room, garden room, three double bedrooms; bedroom one benefitting from an en-suite shower room and bedroom two a walk-in wardrobe and a family shower room.

Internally, the property has been finished to a high standard throughout and offers ample living space. To the outside, the property boasts a large driveway and fore garden, integral garage, and a generously sized rear garden.

## Entrance Hallway

22' x 14' 2" ( 6.71m x 4.32m )

Having door to the front elevation, two central heating radiators and carpet flooring.

## Lounge

17' 11" x 17' 3" ( 5.46m x 5.26m )

Having feature fireplace, central heating radiator, ceiling spotlights and carpet flooring. Windows to side elevations and double French doors to the rear elevation leading into the rear garden.

## Kitchen / Diner

26' 9" x 13' 8" ( 8.15m x 4.17m )

Having a range of base units with working surface above, undermounted sink unit, induction hob with extractor hood, double mid level oven, wooden flooring, central heating radiator and ceiling spotlights. Bay window to the front elevation and French doors to the rear elevation opening into the rear garden.

## Utility Room

8' 6" x 7' 1" ( 2.59m x 2.16m )

Having base unit with two cupboards, stainless steel sink and drainer, appliance recess points and ceiling spotlights and wooden flooring, Window to the side elevation.

## Garden Room

9' 2" x 8' 5" ( 2.79m x 2.57m )

Having window to the rear elevation, patio door to the side leading into the rear garden and wooden flooring.

## Bedroom One

19' 1" x 10' 11" ( 5.82m x 3.33m )

Having fitted wardrobes, central heating radiator, carpet flooring, ceiling spotlights and bay window to the front elevation. Access to the en-suite shower room.

## En-Suite Shower Room

9' 8" x 5' 9" ( 2.95m x 1.75m )

Comprising walk-in shower, floating hand wash basin unit and WC, chrome towel radiator, tiled walls and tiled flooring. Window to the front elevation.

## Bedroom Two

13' 1" x 10' 10" ( 3.99m x 3.30m )

Having bay window to the front elevation, central heating radiator and carpet flooring. Access to the walk-in wardrobe.

## Walk-In Wardrobe

10' 10" x 3' 9" ( 3.30m x 1.14m )

## Bedroom Three

10' 9" x 9' 9" ( 3.28m x 2.97m )

Having radiator, fitted wardrobe and carpet flooring. Window to the rear elevation.

## Shower Room

9' 8" x 6' 3" ( 2.95m x 1.91m )

Comprising walk-in shower, vanity hand wash basin, WC and bidet, chrome towel rail, radiator, fully tiled walls and tiled flooring.

## To The Outside

To the front the property boasts a large driveway and fore garden leading to an integral garage.

The generous rear garden is mainly laid to lawn and has a large paved patio area. Fenced boundary and planting with small trees and shrubbery.

## Integral Garage

16' 11" x 9' 4" ( 5.16m x 2.84m )









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

**T 01455 230523**  
**E [hinckley@connells.co.uk](mailto:hinckley@connells.co.uk)**

88 Castle Street  
HINCKLEY LE10 1DD

**EPC Rating: C**

Tenure: Freehold

**view this property online [connells.co.uk/Property/HIN312270](http://connells.co.uk/Property/HIN312270)**



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: HIN312270 - 0002