



**Connells**

Outlands Drive  
Hinckley



## Property Description

This extended four double bedroom semi-detached property with off-road parking and a good size rear garden comprises entrance hallway, lounge/dining room, home office to the front, kitchen, ground floor wet room and conservatory. To the first floor are four bedrooms and family bathroom.

The property sits in a highly desirable area of Hinckley, a short walk away from the town centre as well as easy access to the A5 towards Nuneaton and to the M69 towards Leicester and Coventry. Close to local train station with superb links to London.

## Entrance Hallway

11' 1" x 10' 7" ( 3.38m x 3.23m )

Door to the front elevation, storage cupboards, stairway off to the first floor and tiled flooring.

## Wet Room

5' 8" x 5' 4" ( 1.73m x 1.63m )

Comprising wash hand basin and WC, shower, fully tiled, radiator and double glazed window to the rear elevation.

## Lounge / Dining Room

19' 9" x 18' 5" ( 6.02m x 5.61m )

Having electric fire, radiator, double glazed patio doors to conservatory and carpet flooring.

## Home Office

10' x 9' 8" ( 3.05m x 2.95m )

Having radiator and double glazed window to the front elevation.

## Kitchen

14' x 7' 4" ( 4.27m x 2.24m )

Having a fitted kitchen with a range of wall and base units, stainless steel sink and drainer, gas range cooker, cooker hood above, washing machine, dishwasher, central heating boiler (Worcester), radiator and tiled flooring.

## Conservatory

10' 9" x 10' 5" ( 3.28m x 3.17m )

UPVC construction with tiled flooring and double glazed windows to sides and door to rear.

## Landing

14' 2" x 8' 9" ( 4.32m x 2.67m )

Double glazed window to the side elevation, carpet flooring and loft access.

## Bedroom One

14' 7" x 9' 4" ( 4.45m x 2.84m )

A double room having radiator, fitted wardrobe, laminate flooring and double glazed window to the rear elevation.

## Bedroom Two

11' 7" x 8' 11" ( 3.53m x 2.72m )

A double room having radiator, carpet flooring and double glazed window to the rear elevation.

## Bedroom Three

11' 2" x 9' 3" ( 3.40m x 2.82m )

A double room having radiator, carpet flooring and double glazed window to the front elevation.

## Bedroom Four

10' x 9' 8" ( 3.05m x 2.95m )

A double room having radiator, carpet flooring and double glazed window to the front elevation.

## Bathroom

9' 7" x 5' 9" ( 2.92m x 1.75m )

Comprising bath with mixer tap, shower cubicle, wash hand basin and WC. Radiator and double glazed window to the side elevation.

## Lean-To

27' 7" x 8' 7" ( 8.41m x 2.62m )

## To The Outside

Driveway for multiple vehicles, gated access to rear garden. Enclosed rear garden mainly laid to lawn, patio areas, outside tap.









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)

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**EPC Rating: C**

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Tenure: Freehold



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