



Hollycroft, Hinckley LE10 0HE

welcome to

Hollycroft, Hinckley

An immaculately presented, three bedroom Edwardian style semi detached house offering deceptively spacious tastefully decorated family accommodation. The property offers a luxury fitted kitchen, lounge, dining room, modern bathroom, three good sized bedrooms and utility room/guest cloakroom.

Lounge

11' plus bay x 12' 11" into recess (3.35m plus bay x 3.94m into recess)

Bay window to the front, open brickwork feature, wooden flooring and radiator.

Dining Room

12' 11" into recess x 11' 10" max (3.94m into recess x 3.61m max)

French doors to the rear, bio ethanol fireplace and radiator.

Kitchen

13' 9" x 7' 1" (4.19m x 2.16m)

Fitted kitchen comprising of wall and base units with carrara marble work surfaces over, sink drainer unit, induction hob, electric fan assisted oven, combination oven, extractor hood, integrated dishwasher and fridge, porcelain slate effect tiled floor and radiator. Window to the side.

Utility Room/Guest Cloakroom

Two windows to the side, WC, hand wash basin, plumbing for a washing machine, radiator and porcelain slate effect tiled floor.

First Floor Landing

With stairs rising from the ground floor.

Bedroom One

10' 11" max x 13' into recess (3.33m max x 3.96m into recess)

Window to the front, radiator and carpeted.

Bedroom Two

11' 11" max x 10' into recess (3.63m max x 3.05m into recess)

Window to the rear, radiator and carpeted.

Bedroom Three

7' 9" x 7' 6" (2.36m x 2.29m)

Window to the rear, fitted cupboards and radiator.

Bathroom

Window to the side, bath, WC and hand wash basin.

Rear Of Property

To the rear of the property is an enclosed low maintenance garden laid to lawn with a water tap, security light and garden shed,



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- *** Internal Images Coming Soon ***
- Semi Detached
- Three Bedrooms
- Two Reception Rooms
- Fitted Kitchen

Tenure: Freehold EPC Rating: D
Council Tax Band: B

£220,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
LHS120325 - 0002

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