



54 Outlands Drive, Hinckley, Leicestershire, LE10 0TW

HOWKINS &
HARRISON

54 Outlands Drive, Hinckley,
Leicestershire, LE10 0TW

Guide Price: £320,000

A delightful semi-detached house offering four well-proportioned double bedrooms, boasting an open plan living/dining room perfect for both social and family gatherings. The addition of a conservatory allows for an abundance of natural light, making it a lovely spot to relax or enjoy a morning coffee. The property further benefits from a re-fitted family bathroom, along with a ground floor shower room and a study. There is ample off-road parking with a driveway, complemented by a secure gated car port. Situated in close proximity to Hinckley town centre, residents will benefit from easy access to a variety of shops, restaurants, and local amenities.

Features

- Semi detached property
- Four double bedrooms
- Close to Hinckley town centre and all its amenities
- Open plan living/dining room
- Conservatory
- Ground floor shower room
- Study
- Refitted family bathroom
- Fully boarded loft with central heating and Velux windows
- Enclosed rear garden
- Off-road driveway parking
- Secure, gated car port



Location

Hinckley is a well located market town offering many local amenities. High Street and independent retailers offer a good range of shopping facilities and there is a good selection of public houses and restaurants to choose from. Leisure facilities are available locally with Burbage Common and surrounding countryside offering lovely walks. Hinckley is well positioned for the commuter with easy access to the motorway network. The M69, M6, and A5 are all within easy reach. Local train services are available at Hinckley station via the Leicester / Hinckley line as well as a main line service to London St. Pancras with further connections to the Eurostar service. Additional train links - Hinckley to Birmingham with connections to London Euston and West Coast mainline. There is a good selection of schools within Hinckley itself and the surrounding villages.

Ground Floor

A contemporary, composite and part glazed door opens into a spacious entrance hall, with tiled flooring, stairs rising to the first floor and a range of cupboards that provide ample space for storage. From here, doors lead off to the open plan living/dining room, kitchen and study which is located to the front aspect. Glazed panelled double doors lead through into the light and airy living/dining room, which has windows to the front and side, along with sliding patio doors to the rear which provide access through to the conservatory. The focal point to

the room is an attractive gas fire with exposed wooden surround. The conservatory has tiled flooring and patio doors to the rear garden. Used currently as a second sitting room which boasts views over the garden. A ground floor shower room can be accessed to the rear of living/dining room which has a shower enclosure, WC and pedestal wash hand basin. The kitchen can be accessed directly from the living/dining room or off the entrance hall and is fitted with a range of base and eye level units, incorporating a full height integrated fridge/freezer and numerous cupboards and drawers with complementing wood effect work surfaces over. There is space for a range style cooker with extractor hood above and space with plumbing for white goods. There is an opening which leads to understairs storage and a window and door to the side of the property, giving access to the carport.



First Floor

There are four well-proportioned double bedrooms to the first floor and a family bathroom, which has been re-fitted with a modern white suite comprising of panelled bath with handheld shower over, a double shower enclosure with rainfall shower head and separate shower attachment, along with a wash hand basin inset into a vanity unit with cupboards beneath and WC with wall mounted flush. The principal bedroom is located to the rear elevation overlooking the garden and is fitted with a range of built in wardrobes with cupboards above, along with a matching chest of drawers and bed side tables. Bedroom three is also located to the rear, with bedrooms two and four overlooking the front aspect. From the landing there is access to the loft via a pull down ladder,

which is full boarded and has Velux windows, power and is centrally heated.

Outside

To the front, a tarmac drive provides ample off-road parking which in turn leads to a gated entrance to a secured carport, offering further parking. Adjacent to the drive is a fore garden laid to lawn. The rear garden is fully enclosed by timber fencing and is mainly laid to lawn with mature planted borders featuring an array of shrubs and flowers. There is a paved patio area directly to the rear of the house and a second to the rear of the garden which provide ideal spaces for al fresco dining.

Viewing

Strictly by prior appointment via the selling agents Howkins and Harrison. Contact [Tel:01455-559203](tel:01455-559203).

Agents Note

Additional information about the property, including details of utility providers, is available upon request. Please contact the agent for further details.

Fixtures and Fittings

Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

Services

None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

Local Authority

Hinckley and Bosworth Council - 01455 238141.
Council Tax Band – C

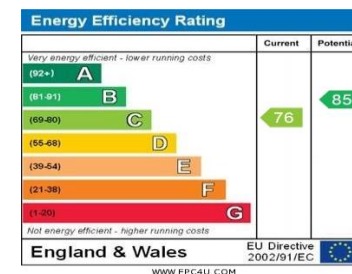
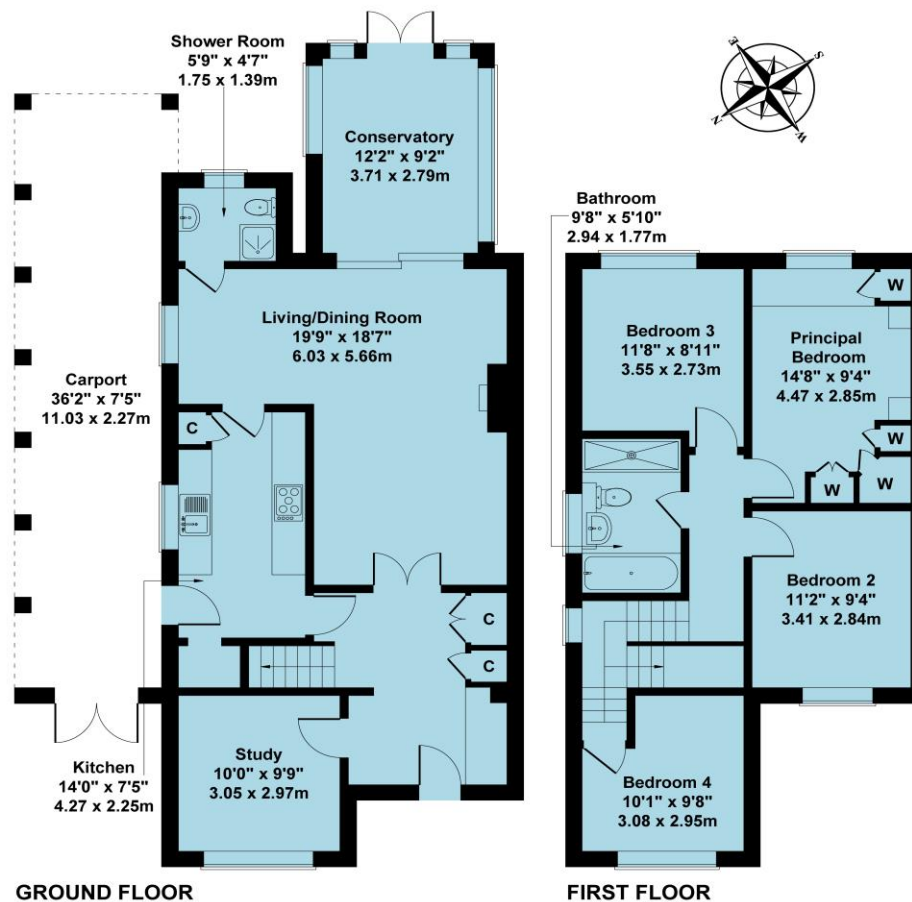
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Approximate Gross Internal Area
1421 sq ft - 132 sq m



Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.



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