



23 Munnings Drive, Hinckley, LE10 0LG
£325,000

wards
Residential

Freehold. A stylish and modernised three-bedroom detached house located on a corner plot on this sought after residential estate in Hinckley. With convenient access to the A47 and local schooling facilities, the property is ideal for families. The sizeable accommodation comprises the following: Ground Floor: Hall, Lounge, superb recently refitted Kitchen, WC and Dining Room. First Floor: three Bedrooms, Master with Ensuite and Bathroom. Externally there is a large driveway to the front elevation leading to an integral single garage and attractive gardens to the rear. UPVC triple glazing and gas fired central heating.

Hall

With UPVC front door.

Lounge

4.74 x 3.49 Metres

With feature electric fire on marble effect hearth with wood surround. UPVC triple glazed bay window to the front elevation.

Dining Room

4.13 x 2.63 Metres

With feature open staircase and UPVC triple glazed French doors to the rear.

Kitchen

2.98 x 4.45 Metres

Recently refitted with contemporary sage base and wall units with wood effect working surfaces over and black sink and drainer. Integrated appliances include a double oven, induction hob with extractor fan over, integrated fridge/freezer, dishwasher and washing machine. Ideal gas fired central heating boiler. Chervon wood effect vinyl flooring. UPVC triple glazed window to the rear and door to the side elevations.

WC

With two-piece white suite comprising sink over vanity unit and low flush WC. UPVC triple glazed window to the rear elevation.



Landing

With airing cupboard and loft access hatch.

Master Bedroom

3.16 x 4.12 Metres

With two built in double wardrobes and two UPVC triple glazed windows to the rear elevation.

Ensuite

1.98 x 2.38 Metres

Recently refitted with a three-piece white suite comprising wash hand basin on a vanity unit, low flush WC and shower in a cubicle. Slate effect tiling to half height and full height in shower. Extractor fan, LED mirror and heated towel rail. UPVC triple glazed window to the rear elevation.

Bedroom 2

3.16 x 3.77 Metres

UPVC triple glazed window to the front elevation.

Bedroom 3

2.29 x 3.32 Metres

UPVC triple glazed window to the front elevation.





Bathroom

2.14 x 2.38 Metres

Fitted with a three-piece white suite comprising wash hand basin, low flush WC and bath with electric shower over. Half height tiling and full height to the Bath. Saver socket and extractor fan. UPVC triple glazed window to the side elevation.

Garage

4.78 x 2.75 Metres

With up and over door, power and lighting.

Outside

To the front elevation, there is a large block paved driveway with feature Acer tree. Ohme smart EV charger.

To the rear elevation, the attractive gardens are predominantly laid to lawn with a patio area adjacent to the house. There are railway sleeper borders planted with perennial shrubs along with a timber shed. The garden is enclosed by timber fencing with gated access from the front elevation.



EPC Rating - C(72)

Council Tax Band - D

Call 01455 251771 to make an appointment to view this property





TOTAL FLOOR AREA: 1158 sq.ft. (107.6 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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20 Station Road
 Hinckley Leicestershire LE10 1AW

01455 251771
 info@wardsonline.co.uk

wardsonline.co.uk



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