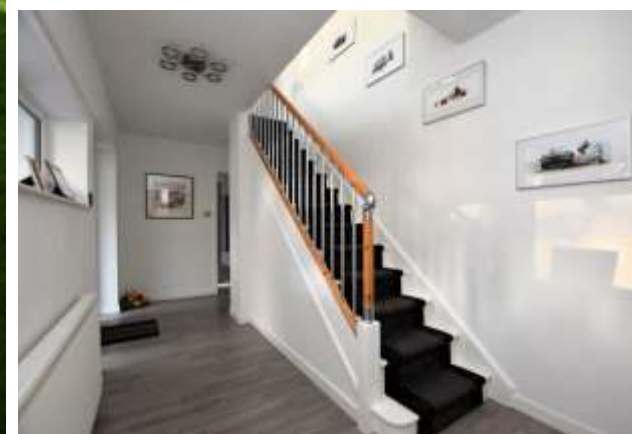


FOR SALE



Hollycroft, Hinckley
£595,950

MARTIN&CO



Hollycroft, Hinckley

4 Bedrooms, 3 Bathrooms

£595,950

- STUNNING FOUR BEDROOM DETACHED HOME
- LARGE LOUNGE AND SEPERATE DINING ROOM
- MODERN KITCHEN / DINER
- GROUND FLOOR DOUBLE BEDROOM

STUNNING AND NO CHAIN! A FOUR BEDROOM DETACHED HOUSE ON HOLLYCROFT IN HINCKLEY. Comprising entrance hallway, large lounge, dining room, kitchen with integrated washing machine, tumble dryer and dishwasher, built-in oven / microwave, conservatory, shower room and downstairs bedroom. First floor landing, three double bedrooms, two en-suites and plenty of storage! One with walk-in wardrobe including hanging rails, shelving & lights! Off road parking, double garage with conservatory office. Front and rear gardens.



ENTRANCE HALLWAY 8' 5" x 16' 0" (2.58m x 4.90m) Enter the house and into the good-sized light hallway which provides access to most ground floor rooms, and the stairs to the first floor. Having extra storage under the stairs and tiled floor with carpet to the stairs.

LOUNGE 10' 9" x 14' 11" (3.30m x 4.56m) This large split level lounge benefits from having a patio door to the side and a bay window to the front. An internal double door leads to the rear dining room. Having a carpeted floor.

LOUNGE 17' 11" x 12' 11" (5.47m x 3.96m)

Continuation from the initial lounge area, you step down into this light room which benefits from having the bay window to the front, and two windows to the side.

DINING ROOM 11' 1" x 12' 6" (3.40m x 3.83m)

Overlooking the rear conservatory and having a patio door to the side, this room is large enough for entertaining guests with a good sized dining table.

KITCHEN/BREAKFAST ROOM 19' 8" x 12' 9" (6.0m x 3.91m) Modern kitchen/breakfast room with white fronted wall and base kitchen units and island, with a dark work surface. Integrated range cooker and large fridge freezer. Breakfast area adjacent to the double doors which lead out into the conservatory.

CONSERVATORY 19' 2" x 10' 2" (5.85m x 3.11m) This large UPVC double glazed conservatory has a solid floor and two doors which lead out into the rear garden.

GROUND FLOOR BEDROOM 10' 8" x 17' 0" (3.27m x 5.20m) The ground floor benefits from having a double bedroom which over looks the rear of the house, and has built in wardrobes.

GROUND FLOOR SHOWER ROOM 10' 7" x 7' 4" (3.23m x 2.24m) Adjacent to the bedroom is the modern shower room which comprises of sink with storage below, WC and shower cubicle.

FIRST FLOOR LANDING 16' 0" x 8' 5" (4.90m x 2.58m) The first floor landing benefits from the bay area. Having storage for the hot water cylinder and access to the first floor bedrooms.

DOUBLE BEDROOM (REAR) 14' 3" x 20' 4" (4.36m x 6.21m) Double rear bedroom with walk in wardrobe and bathroom. Benefits from having a dormer window overlooking the rear garden.



DOUBLE BEDROOM (FRONT) 9' 11" x 17' 7" (3.04m x 5.36m) Accessed directly from the 2nd bedroom, this double bedroom has a Juliet balcony overlooking the front garden

separate room within the roof, accessed via a drop down ladder. A second UPVC double glazed conservatory behind the garage which is an ideal office. The conservatory dimensions are 3.2m x 2.8m

ENSUITE BATHROOM 7' 1" x 11' 7" (2.16m x 3.55m) Modern ensuite bathroom comprising bath, sink and WC

FRONT AND REAR GARDENS Front lawned garden with mature trees and bordered with bushes. Sweeping front driveway and off road parking for several cars. Large rear raised lawned garden with patio seating area.

DOUBLE BEDROOM 12' 3" x 18' 2" (3.75m x 5.55m) Double bedroom overlooking the rear garden, and benefitting from having a dormer window and a large amount of storage within the eaves.

ENSUITE SHOWER ROOM 7' 1" x 8' 6" (2.16m x 2.61m) Ensuite shower room accessed from the bedroom and comprises shower cubicle, WC and sink.

DOUBLE GARAGE WITH SECOND REAR CONSERVATORY 22' 11" x 18' 0" (7.0m x 5.5m) Brick built double garage with electric front door and large



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		



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 The Property
Ombudsman

GROUND FLOOR



1ST FLOOR



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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