

FOR SALE



Aulton Crescent, Hinckley
£265,000

MARTIN & CO



Aulton Crescent, Hinckley

3 Bedrooms, 1 Bathroom

£265,000

- LOCATED ON THE POPULAR HOLLYCROFT ESTATE
- CLOSE TO SCHOOLS
- OFF ROAD PARKING FOR UP TO THREE CARS

A THREE BEDROOM SEMI DETACHED HOME ON THE HOLLYCROFT ESTATE IN HINCKLEY. Comprising entrance hallway, lounge, and rear kitchen/diner. First floor, three bedrooms and family shower room. Gas central heating and double glazed. Off road parking for up to three cars, garage, and good-sized rear garden.



ENTRANCE HALLWAY Separate hallway entrance with stairs leading to the first floor. Storage cupboard to the right housing meters. Entrance to the front lounge ahead.

FRONT LOUNGE 14' 2" x 12' 3" (4.32m x 3.75m) Having a wooden laminate floor and decorated in a neutral colour, this good-sized room has a large double-glazed window overlooking the front of the home and is heated by a gas fire and gas central heating.

REAR KITCHEN/DINER 17' 2" x 7' 10" (5.25m x 2.40m) This modern kitchen/dining room has a grey fronted wall and base units' kitchen with light coloured work surfaces. Further storage is available within the under stairs cupboard. The modern combi boiler is located within a corner unit. Having a built-in gas hob and ovens. Within the dining area, there is a double-glazed sliding patio door which opens out in the rear garden. A UPVC double glazed door at the side leads out to the garage and rear garden.

STAIRS AND LANDING The carpeted stairs lead to the first floor. Having a large UPVC double glazed window, and loft access to a partially boarded loft. The landing provides access to all bedrooms and the shower room.

REAR MAIN BEDROOM 10' 6" x 10' 3" (3.21m x 3.14m) Having a carpeted floor and decorated in a neutral colour and overlooks the rear of the home.

FRONT BOX BEDROOM 6' 5" x 7' 3" (1.96m x 2.23m) Having a carpeted floor and decorated in blue and white, this room overlooks the front of the home, and has extra storage above the stairs.

FRONT DOUBLE BEDROOM 7' 2" x 10' 1" (2.19m x 3.08m) Having a carpeted floor and decorated in white, this room overlooks the front of the home.

MODERN SHOWER ROOM 6' 2" x 7' 6" (1.88m x 2.31m) Modern shower room comprising shower cubicle, sink and WC.

OUTSIDE Front driveway providing parking for up to three cars, gated side passageway leading to the rear garden which is mostly lawn surrounded by mature borders and a patio.

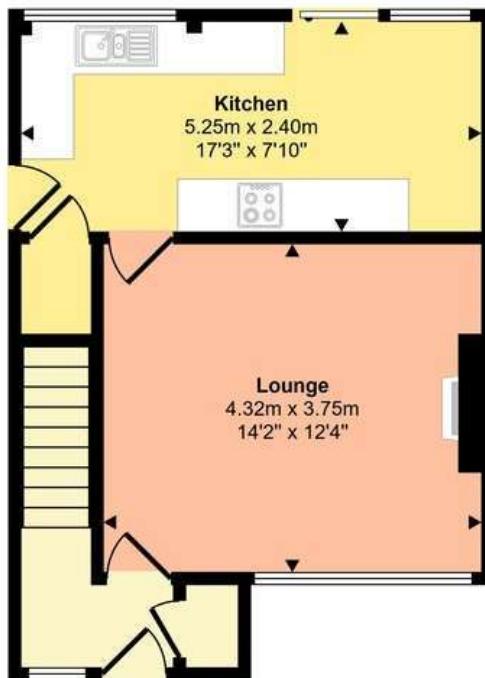
GARAGE 19' 8" x 9' 10" (6.0m x 3.0m) Brick built garage with a solid floor and flat roof. Metal up and over door.





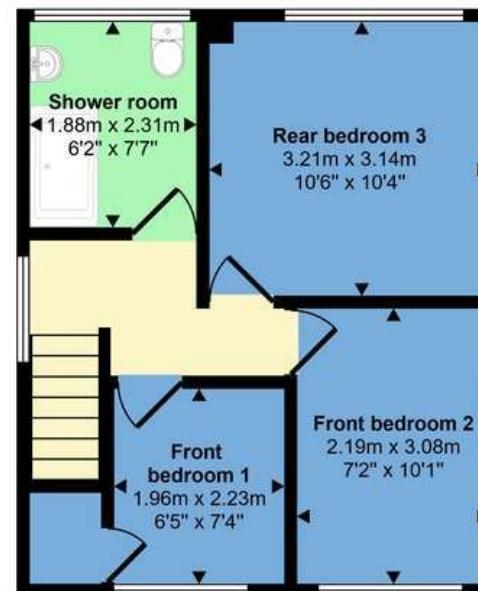
| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | |
| 55-68 | D | 68 D | 76 C |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

Approx Gross Internal Area
69 sq m / 747 sq ft



Ground Floor

Approx 36 sq m / 386 sq ft



First Floor

Approx 34 sq m / 361 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Martin & Co Hinckley

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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

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