



## 26 Holywell Fields

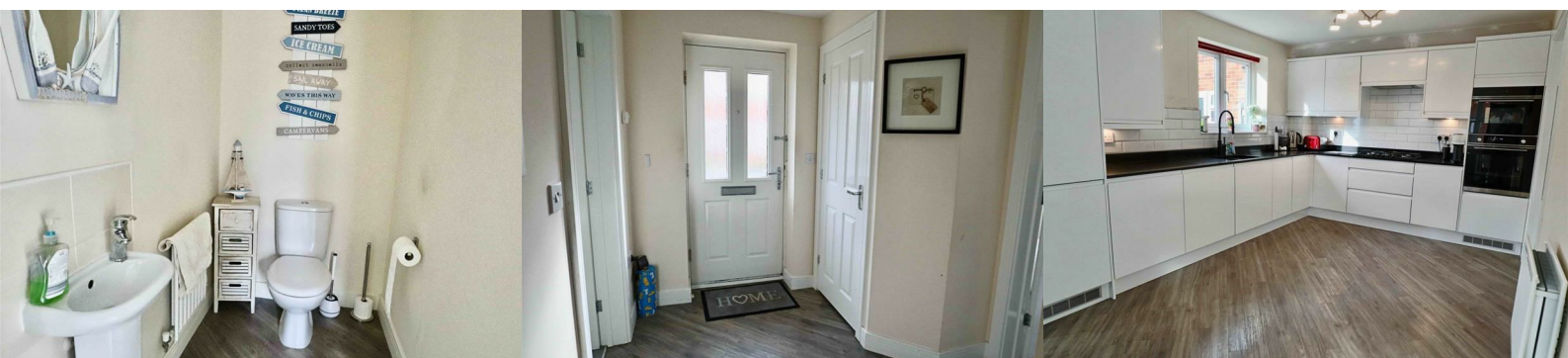
, Hinckley, LE10 1EJ

Offers In The Region Of £345,000



A modern show standard 4 bedroom, 2 bathroom family detached house and occupying a corner commanding position. The property was constructed in 2013 by the reputable Bellway Homes in the Wellesley design and has the remainder period of the usual NHBC guarantee. Additional benefits of gas central heating (condensing regular boiler), PVCu double glazing, new fitted luxury kitchen, 2 car driveway with electric charging point, enclosed walled rear garden, detached, garage and bedroom 1 with ensuite shower.

Ideally located within walking distance of Hinckley town centre and accessible for commuting to all major road links, such as the A5, M69 and M1.



**Reception hall 7'7" x 7'1" (2.32 x 2.17)**

Composite obscure double glazed door, amtico floor, staircase to first floor, radiator, cloaks cupboard and mains smoke alarm.

**Guest cloakroom 5'10" x 3'11" (1.78 x 1.21)**

Wash hand basin, low flush wc, radiator and extractor fan.

**Spacious lounge (front) (dual aspect). 19'10" x 11'11" (6.07 x 3.65)**

Radiators and PVCu double glazed windows to front and rear.

**Utility room 7'1" x 5'9" (2.16 x 1.77)**

Stainless steel sink, range of base and wall units (3 base and 1 wall) finished in high gloss white, associated work surfaces, plumbing for washing machine and radiator.

**Luxury modern breakfast / kitchen / dining room 19'10" x 10'3" (6.05 x 3.14)**

Feature resin sink, range of attractive base and wall units finished in high gloss white with under lighting, comprising of 6 base (inclusive of corner carousel) and 5 wall units, associated quartz polished work surfaces, split level 5 burner gas hob with integrated wok, electric fan assisted oven, electric combi oven/microwave, ducted extractor hood, integral fridge and freezer, dish washer, amtico floor, single and double radiators, twin PVCu double glazed french doors, and PVCu double front and side windows.

**First floor landing 12'11" x 10'10" (3.94 x 3.31)**

Roof void access to part boarded roof void via retractable aluminum ladder, airing cupboard, and smoke detector.

**Bedroom 1 (front) 10'7" x 10'8" (3.24 x 3.27)**

PVCu double glazed window, radiator and fitted double wardrobe with full length sliding mirrored doors.

**En-suite shower 9'1" x 4'9" (2.77 x 1.46)**

Fitted double shower cubicle with chrome mixer shower, wash hand basin, low flush wc, radiator, extractor fan and obscure PVCu double glazed window.

**Bedroom 2 (side) 12'2" x 9'6" (3.72 x 2.92)**

Fitted double wardrobe with full length mirrored doors, radiator and PVCu double glazed window.

**Bedroom 3 (front) (dual aspect) 10'1" x 8'0" (3.09 x 2.46)**

PVCu double glazed side and front windows and radiator.

**Bedroom 4 (front) 10'11" x 6'9" (3.34 x 2.06)**

PVCu double glazed window and radiator.

**Modern bathroom 6'8" x 5'7" (2.05 x 1.71)**

PVCu double glazed window and radiator.

**Modern bathroom (rear) 6'8" x 5'7" (2.05 x 1.71)**

Full suite in white comprising of panel bath, washing hand basin, low flush wc, radiator, PVCu double window.

**Outside**

Enclosed walled garden, paved patio, lawn, water tap, outside light, gated side access.

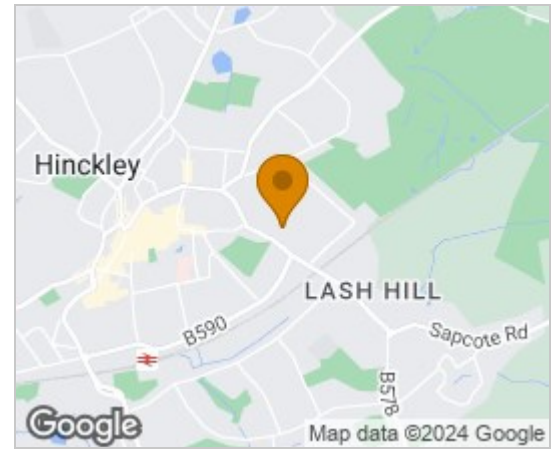
Fore garden.

Two car driveway.

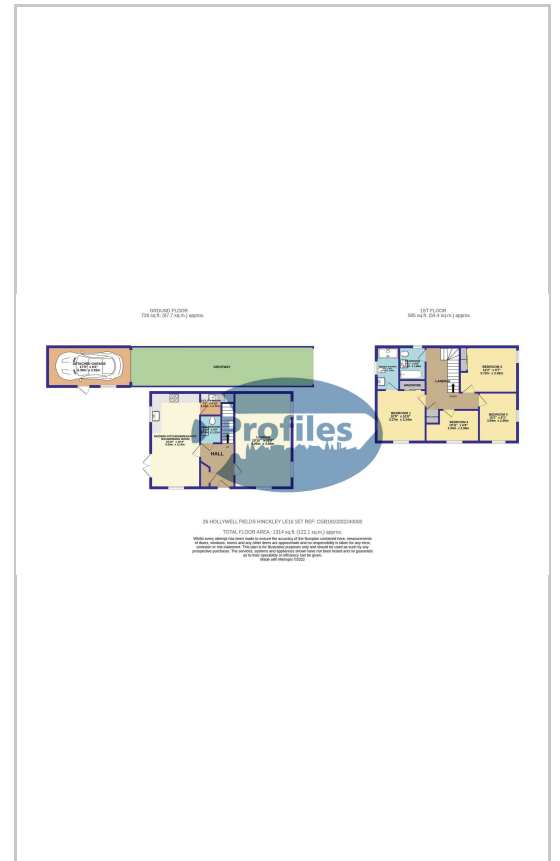
**Detached garage 17'4" x 8'3" (5.30 x 2.52)**

Up and over door, PVCu obscure double glazed side door and PVCu double glazed window, power and light together with storage space to the roof.

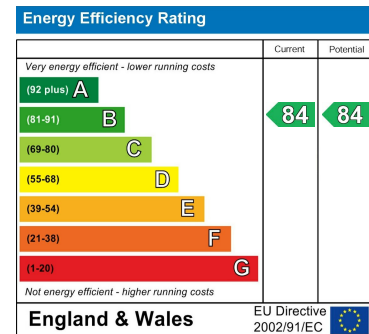
**Area Map**



**Floor Plans**



**Energy Efficiency Graph**



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