



13 Hollycroft

, Hinckley, LE10 0HE

Offers In The Region Of £239,950



An immaculately presented, 3 bedroom Edwardian style semi detached house offering deceptively spacious tastefully decorated family accommodation throughout. The property offers immense charm and character together with PVCu double glazing, gas central heating (condensing combination boiler), luxury fitted kitchen, attractive lounge, separate dining room, modern bathroom with shower, 3 good sized bedrooms, utility room/ guest cloakroom, fully enclosed rear porch, picturesque rear garden and walled fore garden,

The property is ideally located within a conservation area and walking distance of Hinckley town centre, Hollycroft park and all local amenities.

Conveniently located within commuting distance of all major road links such as the A5, M69, M1 and M6.

MUST BE VIWED.



Attractive lounge (front). 13'3" x 12'11" (into bay). (4.04 x 3.95 (into bay).)

Walkin PVCu double glazed bay window, polished pine floor, feature fireplace with cast iron grate, raised marble hearth, double glazed composite door, coving and radiator.

Inner hallway. 4'5" x 3'1". (1.37 x 0.96.)

Integral double base cupboard, understairs cupboard polished, polished pine floor and archway.

Spacious dining room (rear). 13'3" x 12'3". (4.04 x 3.75.)

Fireplace in an attractive surround with a ceramic tiled hearth, obscure glazed side window, twin double glazed french doors, coving, ceiling rose and staircase leading to first floor.

Modern fitted kitchen (rear). 13'6" x 6'11". (4.12 x 2.12.)

Recessed stainless steel sink, range of attractive base and wall units (5 base, pan drawers , 5 wall) with under lighting and finished in cashmere, associated solid 'carrara' marble work surfaces, split level induction 'neff' hob, neff eelctric fan assisted oven , neff combination oven, neff extractor hood (ducted), fitted dishwasher, fitted fridge, porcelain slate effect tiled floor, dimmable downlights to the ceiling, smoke alarm, PVCu double glazed side window and ladder style radiator.

Utility room/ Guest cloakroom (rear). 8'3" x 6'11". (2.53 x 2.12.)

Suite in white, wash hand basin, low flush wc, plumbing for a washing machine, twin PVCu double glazed side windows, extractor fan, radiator and porcelain slate effect tiled floor.

Fully enclosed rear porch. 6'1" x 5'3". (1.86 x 1.62.)

PVCu double glazed patio doors, PVCu double glazed side window and a terrazzo tiled floor.

First floor landing. 21'1" (max) x 9'0" (max) (6.43 (max) x 2.76 (max))

Roof void access and radiator.

Bedroom 1 (front). 13'3" x 11'1". (4.04 x 3.40.)

Twin PVCu double glazed windows, radiator, laminate floor, radiator, coving and fitted triple wardrobes with storage space above.

Bedroom 2 (rear). 12'0" (min) x 10'0". (3.67 (min) x 3.06.)

PVCu double glazed window, fitted double wardrobe, coving and radiator.

Bedroom 3 (rear). 7'10" x 7'8". (2.40 x 2.36.)

PVCu double glazed window, radiator, laminate floor and linen cupboard with a wall mounted fan assisted gas fired combination condensing boiler (2025) Navien NCB 300).

Modern bathroom (side). 5'6" x 4'6". (1.69 x 1.38.)

Full suite in white, panel bath with chrome mixer shower, wash hand basin, low flush wc, obscure PVCu double glazed side window, radiator and ceramic wall tiling,

Outside.

Walled fore garden with side (lockable) gated access to the rear garden.

Enclosed (south westerly facing) low maintenance rear garden lawn, water tap, security light and garden shed,

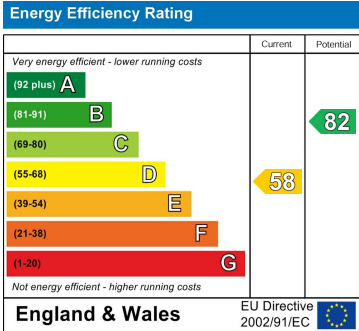
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.