



# 20 Ferry Pickering Close

, Hinckley, LE10 0YN

Offers Over £270,000



A modern, show standard 3 bedroom, 2 bathroom, semi detached house. Constructed in 2018 by the reputable Redrow homes in the Letchworth design and having the remainder period of the usual NHBC guarantee or similar 'New Build' warranty. The property forms part a modern and popular development of quality homes and is approached via private shared driveway.

Additional benefits of gas central heating (condensing combination boiler), PVCu double glazing, luxury fitted breakfast kitchen/dining room, guest cloakroom, bedroom 1 with ensuite shower, modern bathroom with shower, landscaped rear garden, front garden with double width driveway etc..

Ideally located close to all local amenities, including local shops, schools and regular public transport services.

The property ideally situated for commuting to major road links such as the A5, M69, M6 and M1.



**Recessed porch. 4'4" x 2'5". (1.34 x 0.76.)**  
 Outside light point.

**Reception hall. 13'4" x 6'10". (4.08 x 2.09.)**  
 Composite double glazed door, easy tread staircase with spindled balustrade, mains powered smoke detector, and understairs cupboard.

**Guest cloakroom (front). 5'10" x 3'0". (1.78 x 0.92.)**  
 Suite in white, corner wash hand basin, low flush wc, radiator, amtico floor and obscure PVCu double glazed side window,

**Attractive lounge (front). 16'8" x 10'9". (5.09 x 3.28.)**  
 PVCu double glazed window and radiator,

**Spacious modern breakfast kitchen/dining room (rear). 17'10" x 11'7". (5.44 x 3.54.)**  
 Stainless steel sink, range of attractive base and wall units ( 7 base and 5 wall) finished in attractive matt white with contrasting work surfaces, tall cupboard, split level gas hob, twin electric (fan assisted ) ovens, extractor hood, PVCu double glazed French doors and adjacent PVCu double glazed windows, further PVCu double glazed window, ladder style radiator, downlights to the ceiling and fitted cupboard with plumbing for a washing machine.

**First floor landing. 10'9" x 6'7". (3.28 x 2.02.)**  
 Roof void access, linen cupboard with wall mounted gas fired condensing combination boiler ( Worcester Greenstar CD1 38) and radiator

**Bedroom 1 (front). 13'10" (max) x 10'10" (max) (4.23 (max) x 3.32 (max))**  
 PVCu double glazed window and radiator.

**Ensuite shower (side), 7'0" x 4'0". (2.14 x 1.24.)**  
 Suite in white, double (walk in) shower cubicle with mixer shower, wash hand basin, low flush wc, amtico floor, chrome ladder style radiator, down lights to the ceiling, extractor fan and ceramic wall tiling.

**Bedroom 2 (rear). 14'2" (max) x 10'11" (max). (4.33 (max) x 3.34 (max).)**  
 PVCu double glazed window and radiator,

**Bedroom 3 (rear). 9'4" x 9'0". (2.85 x 2.75.)**  
 PVCu double glazed window and radiator.

**Modern bathroom (front). 6'7" x 5'6". (2.03 x 1.69.)**  
 Full suite in white, panel bath with chrome mixer shower and side screen, wash hand basin, low flush wc, ceramic wall tiling, downlights to the ceiling, amtico floor, chrome ladder style radiator, extractor fan and triangulated feature PVCu double glazed window.

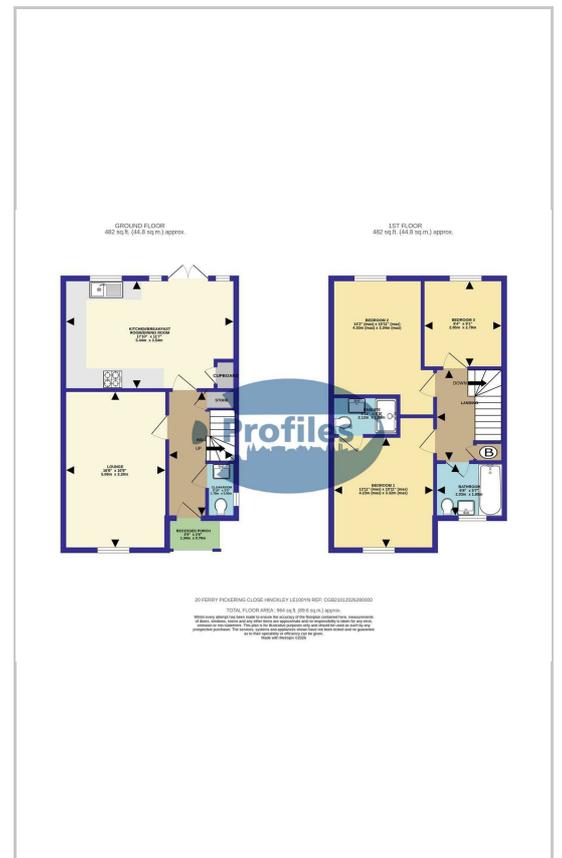
**Outside.**  
 Front garden with double width tarmac driveway, paved path and side gated access to the rear garden.

Enclosed rear garden, with established lawn, paved patio, decking, outside light and water tap.

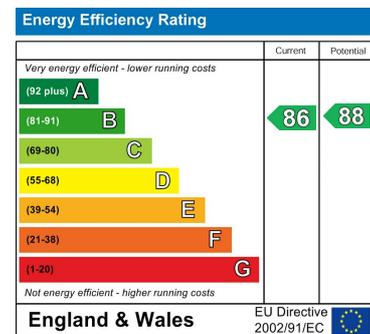
**Area Map**



**Floor Plans**



**Energy Efficiency Graph**



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