



84 HOLYWELL FIELDS, HINCKLEY, LE10 1EJ

OFFERS OVER £425,000

Impressive 2015 JS Bloor built Alton design detached family home. Sought after and convenient cul de sac location within walking distance of the town centre, the crescent, local schools, train and bus station, doctors, dentist, leisure centre, parks, bars and restaurants and good access to the A5 and M69 Motorway. Immaculately presented, energy efficient, with a range of good quality fixtures and fittings including white panel interior doors, LVT wooden flooring, fitted wardrobes, spot lights, wired in smoke alarms, gas central heating, UPVC sealed unit double glazing and UPVC soffits and fascias. Spacious accommodation offers open porch, entrance hall, lounge, open plan living dining kitchen with built in appliances. Utility room and separate WC, four good sized bedrooms two with en suite shower rooms, family bathroom, wide driveway to single garage, well kept rear garden with shed and gazebo. Viewing highly recommended. Carpets, shutters and blinds included.



TENURE

Freehold

Council Tax Band D

Annual Charge paid to First Port is approximately £140 per annum.

ACCOMMODATION

Open canopy porch with overhead lighting. Attractive black composite panelled and SUDG front door to

ENTRANCE HALLWAY

With LVT wood effect flooring, radiator, wired in smoke alarm, telephone point. Attractive white panel interior door to



LOUNGE TO FRONT

13'11" x 12'0" (4.25 x 3.68)

With LVT wood effect flooring, radiator, digital audio broadcasting point. Made to measure shutters in the window, feature archway leads to



OPEN PLAN FITTED DINING KITCHEN TO REAR

17'3" x 15'5" (5.26 x 4.71)

With a fashionable range of two tone grey fitted kitchen units with soft close doors consisting inset one and a half bowl single drainer stainless steel sink unit, mixer tap above, cupboard beneath, further matching range of floor mounted cupboard units and two drawer unit. Contrasting grey working surfaces above with inset four ring induction hob unit, two fan assisted ovens with grill beneath, stainless steel chimney extractor hood above. Matching upstands, further matching range of wall mounted cupboard units. Matching island unit with two double cupboards beneath. Further integrated appliances include a dishwasher and a fridge freezer. Light grey ceramic tiled flooring, two radiators, inset ceiling spotlights and extractor fan. Communicating door to the garage. Patio doors leading to the rear garden.



UTILITY ROOM TO REAR

5'11" x 6'5" (1.82 x 1.97)

With matching units from the kitchen consisting inset single drainer stainless steel sink unit, mixer tap above single cupboard beneath. Grey working surfaces above, matching upstands, further matching range of wall mounted cupboard units, appliance recess points and plumbing for automatic washing machine. Light grey ceramic tiled flooring, radiator. White composite panel and double glazed door leading to the rear garden. Door to



SEPARATE WC

With white suite consisting low level WC, wall mounted sink unit, contrasting tiled surrounds including the flooring, radiator and extractor fan.



FIRST FLOOR LANDING

With white spindle balustrades, useful under stairs storage cupboard beneath, radiator, wired in smoke alarm. Door to the airing cupboard housing the cylinder, fitted immersion heater for supplementary and domestic hot water. HIVE controller for water/central heating control. Loft access with extending aluminium ladder for access, the loft is partially boarded.



BEDROOM ONE TO FRONT

13'7" x 13'6" (4.15 x 4.13)

With fitted slide robes the full width of one wall with mirrored and smoke glass doors to front, radiator, TV aerial point. Door to



EN SUITE SHOWER ROOM

4'9" x 7'3" (1.45 x 2.21)

With fully tiled double shower cubicle with glazed shower doors, pedestal wash hand basin and low level WC, mirror above the sink. Wood grain laminate wood strip flooring. Contrasting tiled surrounds, white heated towel rail and inset ceiling spotlights, extractor fan.



BEDROOM TWO TO FRONT

11'9" x 10'11" (3.60 x 3.33)

With radiator. Door to



EN SUITE SHOWER ROOM

7'1" x 4'10" (2.18 x 1.48)

With white suite consisting fully tiled double shower cubicle with glazed shower door, low level WC, wall mounted sink unit, mirror above, contrasting tiled surrounds, wood grain laminate wood strip flooring, white heated towel rail and inset ceiling spotlights and extractor fan.



BEDROOM THREE TO REAR

9'5" x 11'9" (2.88 x 3.59)

With radiator.



BEDROOM FOUR TO REAR

10'2" x 9'8" (3.10 x 2.95)

With radiator.



FAMILY BATHROOM TO REAR

7'2" x 6'5" (2.19 x 1.96)

With white suite consisting panelled bath, main shower unit above, glazed shower screen to side, low level WC, wall mounted sink unit with large mirror above. Contrasting tiled surrounds, wood finish laminate wood strip flooring, shaver point, heated towel rail. Inset ceiling spotlights and extractor fan.



OUTSIDE

The property is nicely situated at the head of a cul de sac set back from the road having a full width block paved driveway to front offering ample parking, electric car charging point. A single integral garage measuring 6.00m x 3.02m with a black up and over door to front, light and power and a wall mounted gas condensing boiler for central heating and domestic hot water (new as of Aug 2022) still under warranty, workbench. Wall mounted consumer unit. A timber gate and slabbed pathway lead down the left hand side of the property to the fully fenced and enclosed rear garden which has a slabbed patio adjacent to the rear of the property beyond which the garden is principally laid to lawn with surrounding beds. A slabbed pathway leads to the top of the garden where there is a full width slabbed patio and to the top of the garden there is also a timber shed and a pergola. There is also an outside tap and lighting.



