



Newquay Close, Hinckley, LE10



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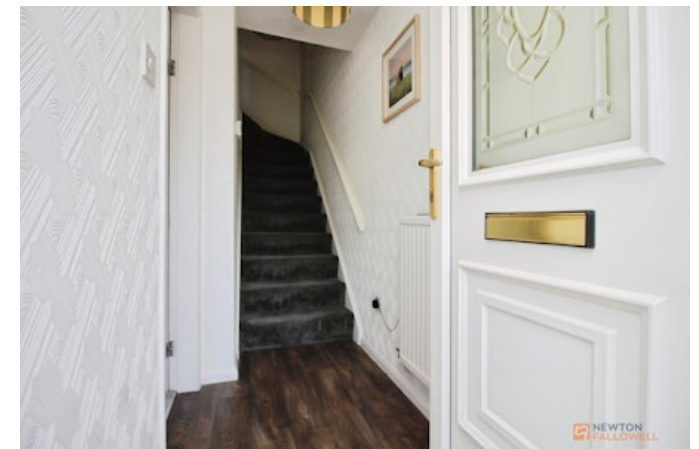
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£240,000



Key Features

- Three bedroom semi detached home
- Occupying a cul de sac position
- Available with no upward chain
- Landscaped rear garden, not overlooked from beyond
- Gas central heating & double glazing
- Popular residential location
- EPC rating C
- Freehold





Offered to the market with no upward chain, this modern David Wilson built semi-detached home is sure to impress. Situated within a sought-after and conveniently positioned cul-de-sac, the property enjoys easy access to Asda, Morrisons, well-regarded local schools, regular bus services, the town centre, open countryside and major road links. Much improved throughout, the accommodation benefits from gas central heating and double glazing, and comprises an entrance hall, a cosy lounge with feature electric fireplace, and an open plan kitchen diner. To the first floor are three bedrooms and a family bathroom. Externally, the property offers off-road parking to the front and a private rear garden that is not overlooked. Early viewing is highly recommended.

Welcome to your new home

Upon entering the property, you are welcomed by an inviting entrance hall with a staircase rising to the first floor and access through to the main reception room. This comfortable living space is centred around a feature electric fireplace and benefits from fitted carpet flooring, creating a cosy retreat. The full-width kitchen sits to the rear of the home and is fitted with a range of wall and base units complemented by work surfaces. Features include a sink with drainer, an included cooker with fitted extractor hood, a Worcester boiler, and space for additional appliances. Offering ample room for a dining table and chairs, the kitchen also provides a useful storage cupboard and direct access to the rear garden.

Moving upstairs

Ascend to the first floor, a landing gives access to three bedrooms, the master being the full width of the home and enjoying views of the garden through a double glazed window. Completing the first floor is the bathroom with half tiling to the walls and having a white suite comprising a corner bath with Triton shower over, wash hand basin with cupboard below and low level WC. Heated towel rail and upvc sealed unit double glazed window.

Outside

Enjoying a secluded position within a cul-de-sac, the plot benefits from a driveway to the front providing convenient off-road parking. Gated side access leads to a landscaped rear garden, offering a high degree of privacy and not overlooked from beyond. The garden features a patio area adjoining the property, ideal for outdoor seating and entertaining, alongside a well-maintained lawn and fenced boundaries, creating a secure and inviting outdoor space.

Location

Hinckley itself is a market town located midway between the cities of Leicester and Coventry, The town offers a wide range of amenities and there are excellent road links via the A47, A5, M1, M6 and M69. There is a railway station with direct services to Birmingham and Leicester.

Tenure & Council Tax

We understand the property to be freehold with vacant possession upon completion. Hinckley & Bosworth - Tax Band B. Please be advised that when a property is sold, local authorities reserve the right to re-calculate the council tax band.

Viewing Arrangements

Viewings are strictly by appointment only.

Need Independent Mortgage Advice?

We are pleased to introduce the Mortgage Advice Bureau, who works with Newton Fallowell Estate Agents to provide our customers with expert mortgage advice. They have access to thousands of mortgages, including exclusive deals not available on the high street. Their advice is tailored to your circumstances, whether you're looking to take your first steps on the property ladder, moving home, or even investing in a buy-to-let property. They can help find the right mortgage for you and support your application every step of the way. To speak with our expert 'in branch' adviser, please contact our office.

Making an Offer

"We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing





monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £60 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks.”

Agents Note

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. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. All photographs, measurements (width x length), floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. All services and appliances have not and will not be tested by Newton Fallowell. Lease details, service ground rent are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property. We retain the copyright.

Referrals

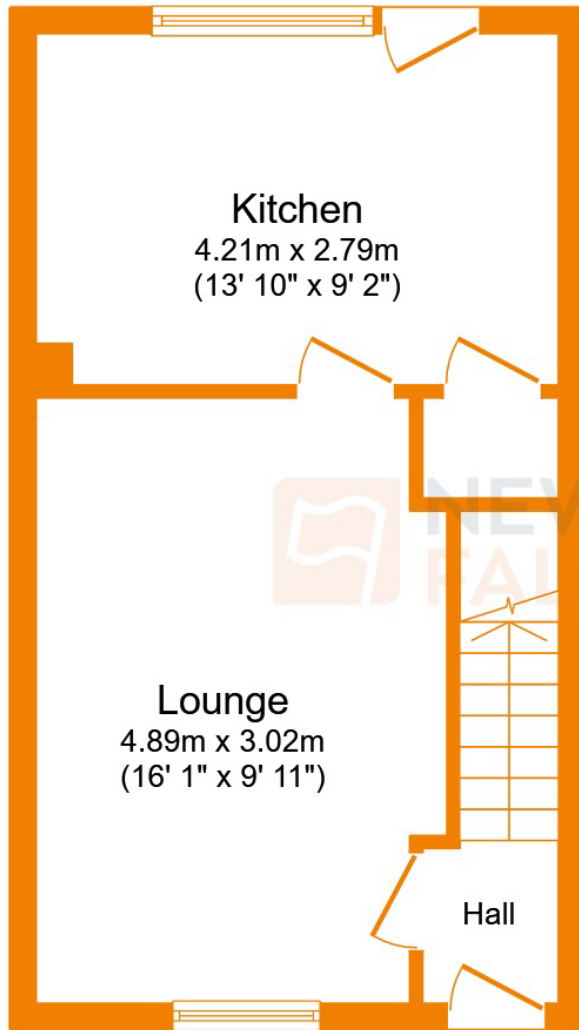
Newton Fallowell and our partners provide a range of services to our vendors and purchasers, although you are free to choose an alternative provider. We can refer you to MAB to help with finances, we may receive a referral fee if you take out a mortgage through him. If you require a solicitor to handle your sale or purchase, we can refer you on to a panel of preferred providers and we will receive a referral fee should you decide to use them to sell or purchase a property. We can also refer you to a surveyor and energy assessor and we will receive a referral fee should you use their services. If you require more information regarding our referral programmes, please ask at our office.

Free Property Valuations

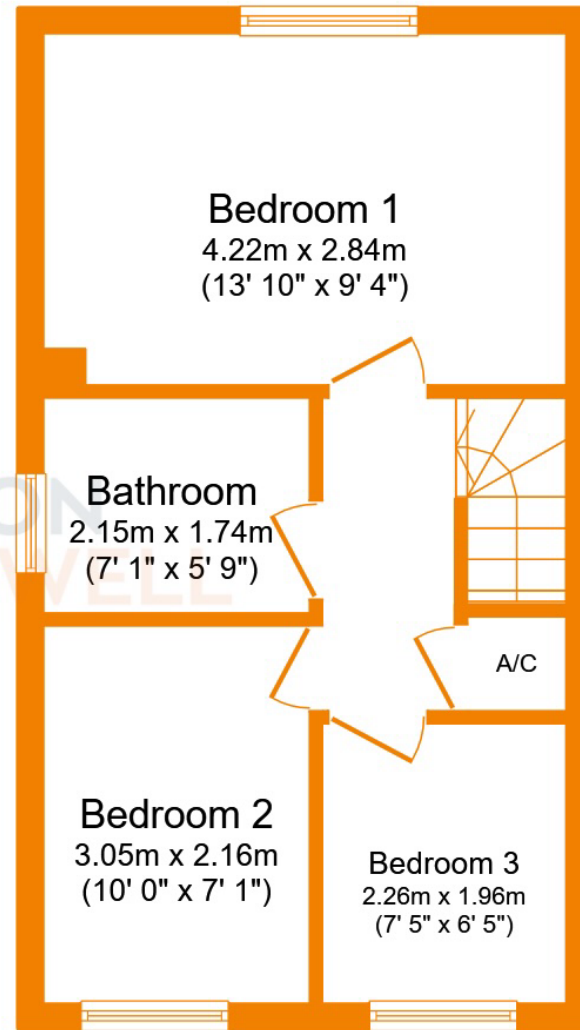
If you have a house to sell then we would love to provide you with a free no obligation valuation.







Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

