



**9 Hollycroft, Hinckley, LE10 0HE**  
£225,000 Freehold

  
**MARTIN&CO**  
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## Hollycroft, Hinckley

2 Bedrooms, 1 Bathroom

£225,000

- TOWN CENTRE LOCATION
- TWO LARGE RECEPTION ROOMS
- DOWNSTAIRS WC
- MODERN GALLEY KITCHEN
- TWO DOUBLE BEDROOMS
- BUILT IN WARDROBES
- MODERN FAMILY BATHROOM

CLOSE TO TOWN CENTRE AND HOLLYCROFT PARK -  
An excellent opportunity to purchase this well presented two bedroom terrace property. The accommodation briefly comprises of a lounge, dining room, kitchen on the ground floor and two double bedrooms and a bathroom on the first floor. NO CHAIN!



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E	40 E	
21-38	F		
1-20	G		

**FRONT LOUNGE 11' 1" x 12' 10"** (3.40m x 3.92m)  
Enter the home via the front composite door. Having a double glazed bay window and open fireplace.  
Carpeted floor and painted plaster walls. Access to the stairs and rear dining room.

**STAIRS** Providing access to both reception rooms and the stairs leading to the first floor.

**REAR DINING ROOM 11' 2" x 11' 5"** (3.41m x 3.49m)  
Rear dining room having a carpeted floor and brick feature wall with open fireplace. Double glazed uPVC window over looking the rear garden. Access to the stairs, rear kitchen and downstairs WC.

**DOWNSTAIRS WC 5' 11" x 2' 5"** (1.82m x 0.76m)  
Comprising a white suite of WC and sink.

**REAR KITCHEN 6' 1" x 18' 0"** (1.86m x 5.50m) Modern "galley" kitchen with built in appliances including fridge freezer, washing machine and electric hob with oven below. Upvc double glazed windows overlooking the

rear garden and uPVC double glazed door providing access.

**LANDING** Providing access to the two bedrooms and bathroom. Loft access.

**FRONT BEDROOM 12' 10" x 10' 7"** (3.93m x 3.23m)  
Over looking the front of the property, this double bedroom has two double glazed windows and built in wardrobes.

**REAR BEDROOM 10' 0" x 11' 6"** (3.07m x 3.53m) The rear double bedroom over looks the rear garden via a uPVC double glazed window. Having a carpeted floor and painted plaster walls.

**FIRST FLOOR BATHROOM 5' 9" x 11' 7"** (1.77m x 3.54m) Tiled bathroom comprising a mixer shower over the bath and white sink unit.

**REAR GARDEN AND CAR PORT** Rear paved garden with off road parking via a car port which has an

electric double door.

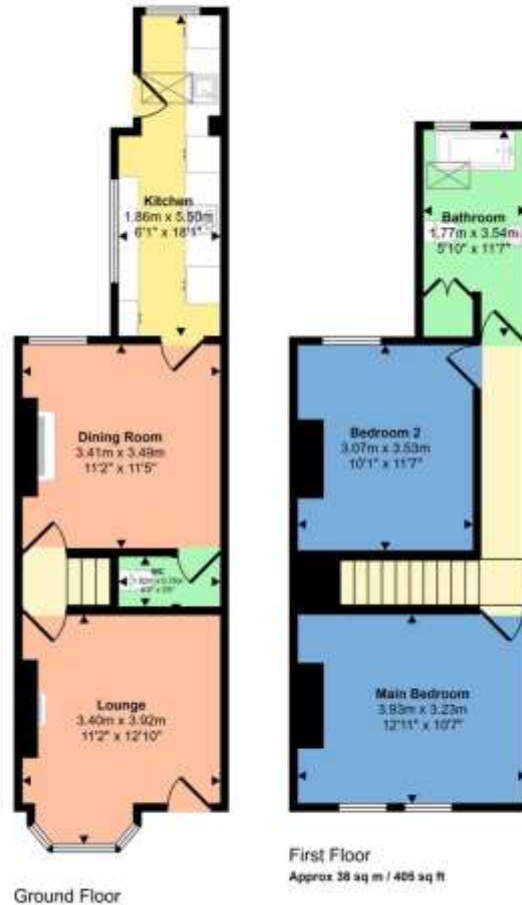
**EXTRA FEATURES** Blink doorbell fitted  
Hive Smart Thermostat for central heating  
Colour changing fibre optic lights and LED strip lights in living room as well as ceiling light  
Open fire in living room  
Electric under floor heating in kitchen with thermostat that connects to phone app  
Integrated dishwasher and built in fridge freezer.  
Induction hob.  
2 Pop up sockets with USB chargers – kitchen  
Bed 1 – double sockets inside wardrobe and both bed side units  
Smart LED strip lighting and extractor fan in bathroom connects to phone app.  
Electric under floor heating in bathroom with electric towel rad  
Tumble dryer and washing machine in bathroom with electric towel rad in hanging area.  
2 outdoor security lights (can manually override from light switch in kitchen)







Approx Gross Internal Area  
75 sq m / 810 sq ft



## Martin & Co Hinckley

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