



**Connells**

Bahia Bulkington Road  
Wolvey Hinckley



### Property Description

Offered with NO UPWARD CHAIN is this three-bedroom detached property with ample off-road parking and garage sitting in the sought-after village of Wolvey.

The accommodation to the ground floor comprises entrance hallway, cloakroom, lounge, separate dining room and kitchen and to the first floor are three bedrooms and a bathroom.

The property is set back from the road and benefits a gated block paved driveway providing ample off-road parking, integral garage and a good-sized rear garden.



### Entrance Hallway

Having door to the front elevation, storage cupboard and stairway off to the first floor.

### Cloakroom

Comprising wash hand basin and WC.

### Lounge

Having feature fireplace, two central heating radiators, patio doors to the rear and bay window to the front elevation.

### Dining Room

Having central heating radiator and window to the rear elevation.

### Kitchen

Having a range of traditional wall and base units, working surfaces over, stainless steel sink and drainer with mixer tap, tiled splashback surround, space for freestanding oven and further appliance recess points. Window to the rear and door to the side elevation.

## Bedroom One

Having fitted wardrobes, two central heating radiators, TV point, carpet flooring and window to the rear elevation.

## Bedroom Two

Having bedroom furniture to include built-in wardrobes and an overbed storage unit, central heating radiator, carpet flooring and window to the rear elevation.

## Bedroom Three

Having central heating radiator, carpet flooring and window to the front elevation.

## Bathroom

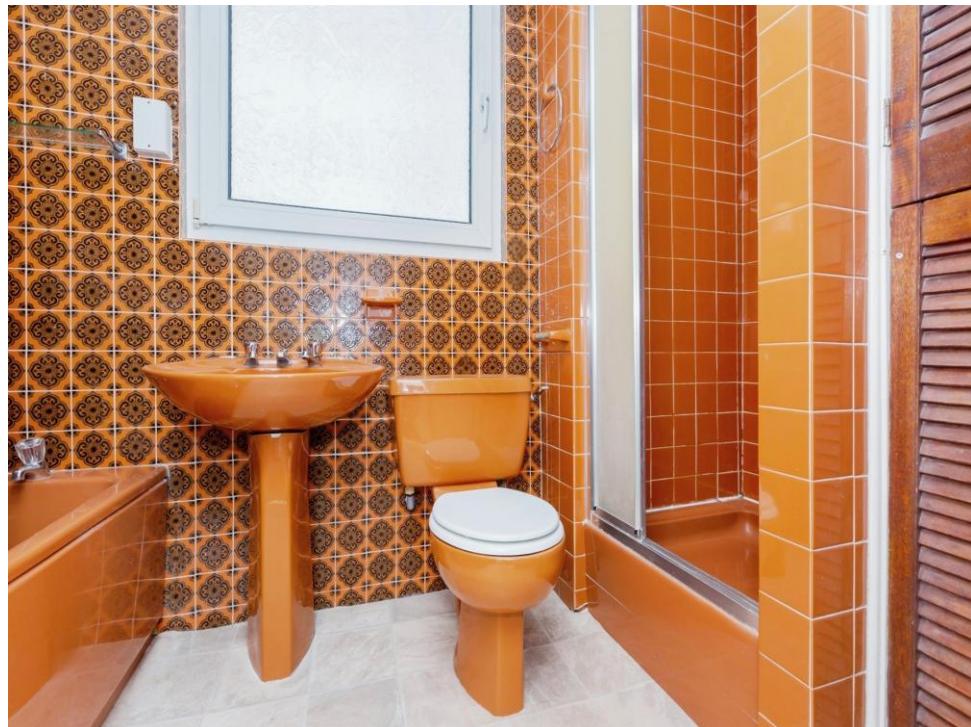
Comprising panel bath, shower cubicle, wash hand basin and WC. Obscure window to the rear aspect.

## To The Outside

The property is set back from the road with a gated block paved driveway providing off road parking for multiple vehicles and leading to integral garage. With lawned area, small trees, shrubbery borders and hedging to the boundary. Gated side access to the rear garden.

The rear garden has a paved patio stepping down to a laid to lawn area. Fenced boundary with some shrubbery towards to rear of the garden.









**Ground Floor**



**First Floor**

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**T 01455 230523**  
**E [hinckley@connells.co.uk](mailto:hinckley@connells.co.uk)**

88 Castle Street  
 HINCKLEY LE10 1DD

EPC Rating: D    Council Tax  
 Band: E

Tenure: Freehold

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