



23 Hollycroft Crescent, Hinckley, LE10 0HH  
£275,000

wards  
Residential

Spacious three-bedroom semi-detached family home in a popular residential location of Hinckley within close proximity of shops, doctors' surgery, railway station, local parks and major road links including the M69 and A5. The accommodation briefly comprises: Ground Floor: Entrance Hall, open plan Living/Dining Area and Kitchen. First Floor: Three Bedrooms and a Family Bathroom. Externally, there is a private driveway with ample parking to the front leading to a detached Garage and good-sized garden to the rear. UPVC double glazing and gas fired central heating.

### Living/Dining Area

7.97 x 3.35 Meters

Continuing the laminate flooring, the spacious living area houses a large UPVC double glazed window and sliding UPVC double glazed doors opening onto the rear garden.



## Kitchen

**4.03 x 2.42 Meters**

Fitted with a range of base and wall shaker style units with contrasting work surfaces. The kitchen is fitted with a 5-ring gas hob, electric oven, stainless steel sink with drainer and has plumbing for a washing machine. UPVC double glazed window to the rear elevation with a UPVC double glazed door giving side access to the property.

## Entrance Hall

Entering through a UPVC double glazed front door with laminate flooring and stairs leading to the first floor.





### **Bedroom 1**

**3.75 x 3.26 Meters**

Having built in wardrobes and laminate flooring. UPVC double glazed window to the rear elevation.

### **Bedroom 2**

**3.37 x 3.03 Meters**

Continuing the laminate flooring and large UPVC double glazed window to the front elevation.

### **Bedroom 3**

**2.49 x 2.02 Meters**

With laminate flooring and UPVC double glazed window to the front elevation.



## Garage

**4.8 x 3.6 Meters**

Detached single garage with up and over garage door and a UPVC double glazed door giving side access.

## Outside

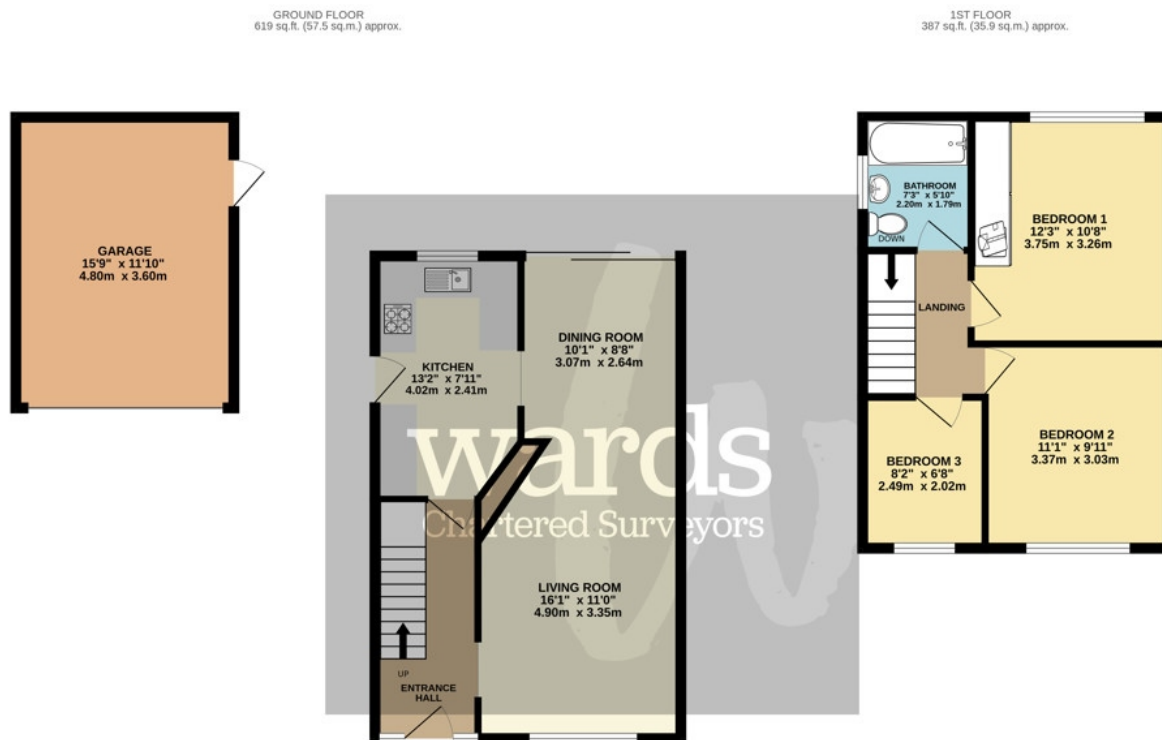
To the front elevation, there is a large driveway providing car parking for ample cars. To the rear, the garden itself is predominantly laid to lawn with paved patio area adjacent to dwelling. The garden is enclosed by timber fencing and benefits side access leading from the front elevation.

**EPC Rating - C (69)**

**Council Tax Band - C**

**Call 01455 251771 to make an appointment to view this property**





TOTAL FLOOR AREA: 1006 sq.ft. (93.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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**wards**  
Residential

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