



48 Mill Hill Road, Hinckley, LE10 0AX

£319,950

Deceptively Spacious Four-Bedroom Family Home

This deceptively spacious family home offers beautifully appointed accommodation arranged over three floors and has been maintained and updated to an exceptional standard by the current owner.

The accommodation briefly comprises an inviting entrance hallway, a comfortable living room, a stunning refitted dining kitchen, and a convenient ground-floor WC.

To the first floor are three well-proportioned bedrooms and a stylishly refitted family bathroom. The second floor provides a generous principal bedroom with its own en-suite.

Externally, the property benefits from a landscaped, low-maintenance rear garden, ideal for relaxing and entertaining, together with a generous driveway providing ample off-road parking.

This superb home combines spacious accommodation with modern finishes throughout, making it an ideal choice for growing families.

Entrance Hallway

With doors off to all ground floor accommodation and stairs rising to the first floor. Radiator.

Living Room

With a bay window to the front aspect and a radiator.

Dining Kitchen

With a window to the rear aspect and double opening French doors to the rear garden.

The kitchen has been recently refitted with a quality range of eye level and base level storage units with stone worksurfaces over and matching upstands. There is a fitted double electric oven, electric hob with an extractor hood over, together with an integral dishwasher, washing machine and fridge / freezer. Radiator.

Ground Floor Wc

With a window to the side aspect, fitted with a low level w/c and an inset wash basin with storage under. Radiator.

First Floor Landing

With stairs off rising to the first floor. Radiator.

Bedroom Two

With a bay window to the front aspect, radiator.

Bedroom Three

With a window to the rear aspect, radiator.

Bedroom Four

With a window to the side aspect, radiator.

Family Bathroom

With a window to the rear aspect, having been recently refitted with a low level w/c, inset wash basin with storage under and a shower enclosure. Heated towel rail / radiator.

Second Floor Landing

Bedroom One

With a window to the side aspect, eaves storage and a door to the en suite. Radiator.

En Suite

With a window to the rear aspect, fitted with a low level w/c, inset wash basin with storage under and a bath. Heated towel rail / radiator.

Outside

The enclosed rear garden is laid largely to artificial turf with a paved patio area and is surrounded by raised flower beds.

To the front of the property is ample driveway parking.

Offer Procedure

If you are obtaining a mortgage on this property, one of our qualified mortgage consultants will contact you to qualify the offer on behalf of our vendors.

In order to satisfy money laundering regulations Carlton Estates are required to carry out checks to verify each parties identity.

Mortgages

Independent Mortgage advice is available through this office. If you wish to speak to our Independent Financial Adviser, please call our office to arrange an appointment.

Thinking of Selling?

IF YOU ARE THINKING OF SELLING YOUR PROPERTY LET OUR LOCAL KNOWLEDGE AND EXPERIENCE WORK FOR YOU!

Carlton Estates are an independent and family run estate agency specialising in the local market, having a reputation for quality, service and customer care.

We value your business and understand that selling your home is a major decision.

Our guarantee to you is that through our professionalism and attention to detail in every respect, we will endeavor to ensure the entire process is as straight forward and hassle free as possible.

10 GOOD reasons to choose Carlton Estates:

- * THE local agent
 - * FREE market appraisal
 - * REALISTIC valuations based on local market knowledge
 - * EXTENSIVE advertising for maximum exposure
 - * COMPETITIVE fees
 - * REGULAR client feedback
 - * MORTGAGE advice available
 - * NO sale no fee
 - * ACCOMPANIED viewing's where necessary
 - * INTERNET advertising to include, Rightmove, ONTHEMARKET, FindaProperty and our own www.carltonestates.co.uk
- CALL US NOW ON 0116 284 9636

Notes For Purchasers

While every reasonable effort is made to ensure the accuracy of descriptions and content, we should make you aware of the following guidance or limitations.

(1) MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your cooperation in order that there will be no delay in agreeing the sale.

(2) These particulars do not constitute part or all of an offer or contract.

(3) The measurements indicated are supplied for guidance only and as such must be considered incorrect.

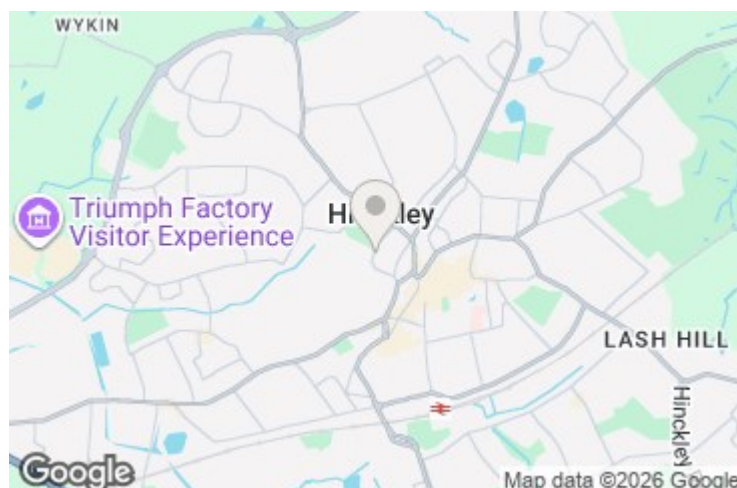
(4) Potential buyers are advised to recheck the measurements before committing to any expense.

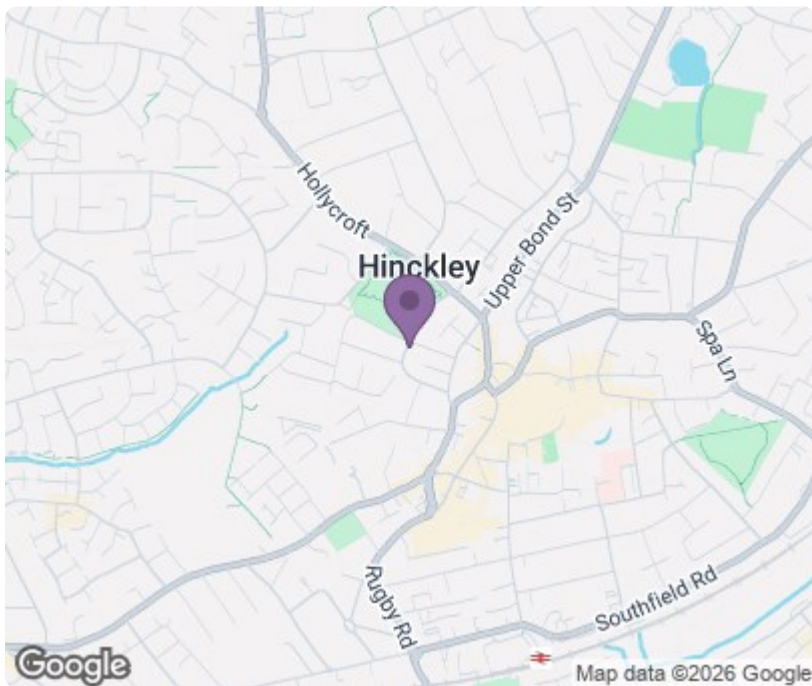
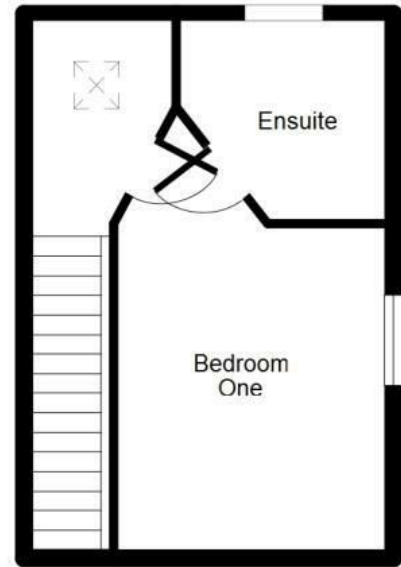
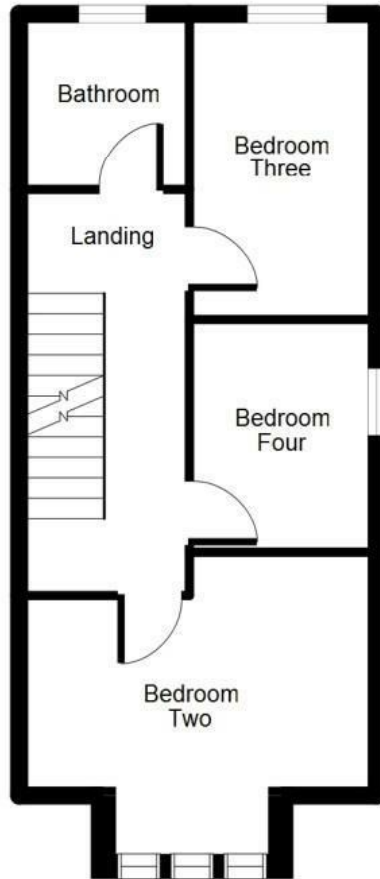
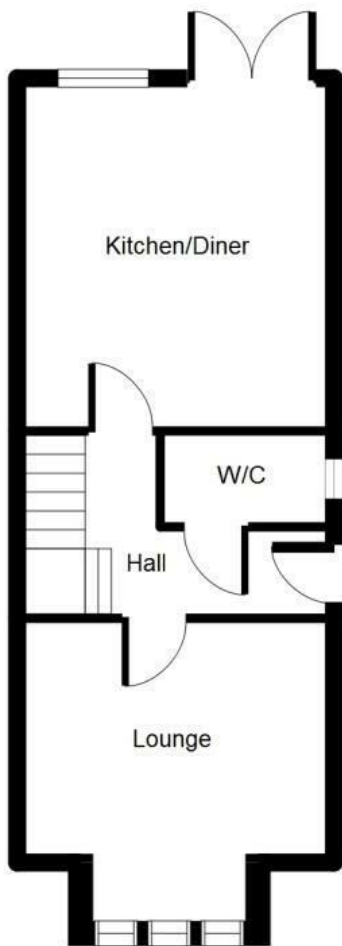
(5) Carlton Estates (Narborough) Ltd has not tested any apparatus, equipment, fixtures, fittings, or services and it is in the buyer's interests to check the working condition of any appliances.

Opening Hours

MONDAY - FRIDAY : 9:00am - 17:30pm

SATURDAY : 10:00am - 14:00pm





Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92 plus) A			95
(81-91) B		84	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Vary environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	