



44 Mill Hill Road, Hinckley, LE10 0AX
£350,000



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A modern four or three bedroom three storey family home in a popular setting just across from Hollycroft Park with great access to Hinckley town centre, Nuneaton and surrounding road, bus and rail networks. Sought after setting close to the Park and facilities there. The property comprises a Hallway, Sitting Room/Home Office, Fitted Kitchen & Family Area. Downstairs WC, First Floor Landing, Three bedrooms (One which could be used as a good first floor Lounge), and Family Bathroom, Master on the Second Floor with Ensuite. Driveway and Garage. Front & rear gardens, gas central heating, UPVC double glazing. Spacious and well presented. NO CHAIN.

Council Tax Hinckley & Bosworth BC - Band D

Entrance Hallway

With door to the front elevation. stairway to first floor and radiator.

Downstairs Shower Room

With low level WC and pedestal wash hand basin, a shower in a shower cubicle, radiator, and extractor fan.

Sitting Room / Home Office

6'9" x 9'4" (2.06m x 2.86m)

UPVC double glazed window to the front elevation, oak block flooring and radiator.

Breakfast Kitchen / Family Area

12'9" x 13'1" (3.90m x 3.99m)

With a good range of refitted wall and base level units with gloss frontage doors and composite work surfaces above. a good array of appliances including an Inset four ring gas hob with contemporary style hood above, electric oven. and an integrated dishwasher. UPVC double glazed window and twin french doors to the rear elevation. Attractive tiled flooring and radiator.

First Floor Landing

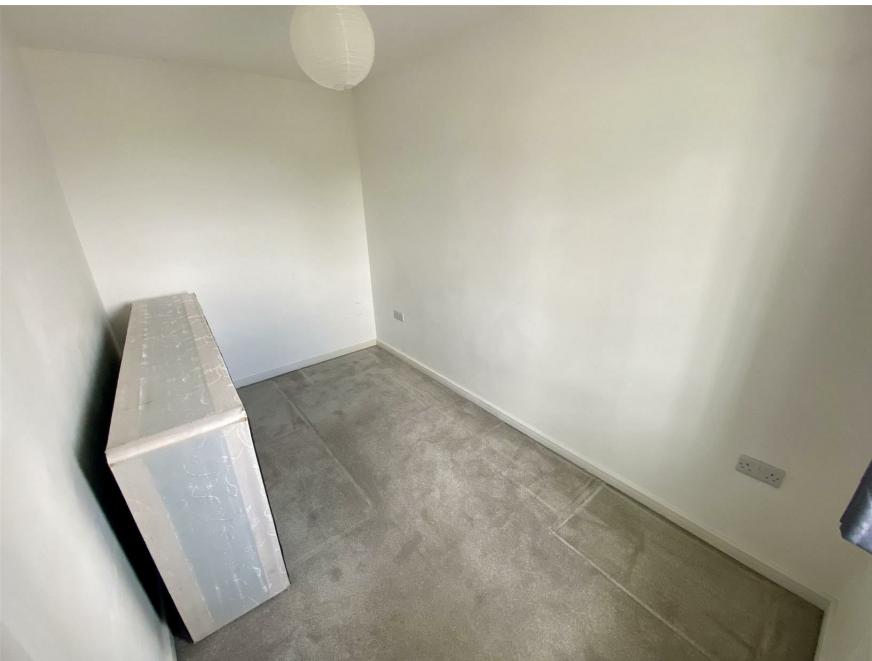
With a spacious Landing Area with stairs to the second floor and master suite, and built in store cupboard.

Bedroom Two

12'11" x 9'10" (3.95m x 3.00m)

Two UPVC double glazed windows, and radiator.





Bedroom Three

12'7" x 9'6" (3.86m x 2.92m)

UPVC double glazed window, and radiator.

Bedroom Four

11'8" x 6'9" (3.56m x 2.06m)

UPVC double glazed window, and radiator.

Bathroom

9'9" x 6'3" (2.98m x 1.91m)

Having a three piece suite comprising a low level WC, wash hand basin and a bath with shower and screening over, radiator, shaver socket, extractor fan, and UPVC double glazed window to the front elevation.



Second Floor Landing

With access to :

Master Bedroom

12'11" x 16'11" overall (3.95m x 5.16m overall)

A really good sized master bedroom, with eaves storage, and two UPVC double glazed windows.

Ensuite

9'8" x 10'3" (2.95m x 3.14m)

Also having a good sized ensuite to parity the master bedroom. Having a three piece white suite comprising a low level WC, oversize wash hand basin, and a shower in a shower cubicle. Two skylight double glazed windows.



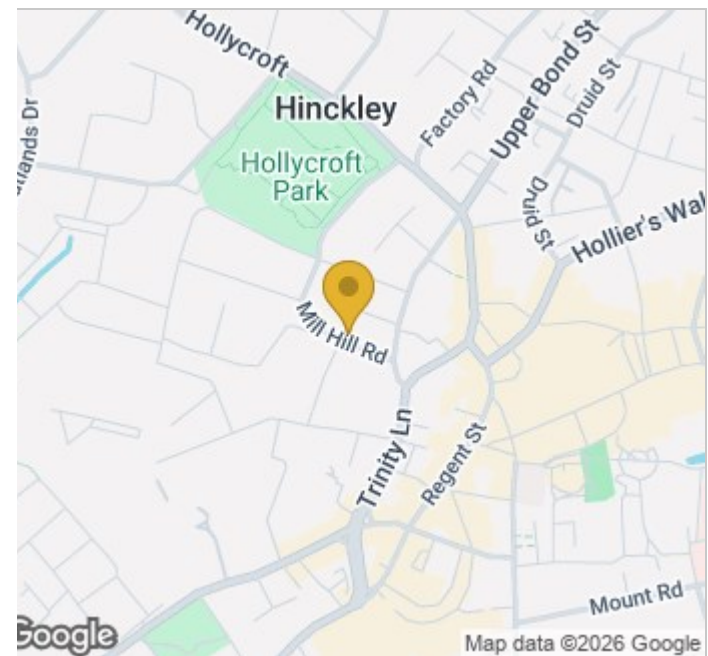
Outside

There is a stylish gravelled garden area and shallow steps and pathway to the front of the house. There is a block driveway adjacent at the side offering a block paved parking area for numerous vehicles leading up to the Garage with a roller shutter door.

The rear gardens have a neatly laid patio area this leads to the remaining lawned gardens.

Garage

There is a garage with an aforementioned roller shutter door, power and lighting.



Leaving Hinckley along Station Road, take a right turn onto Lancaster Road, and head to the traffic lights. Bare right through the lights onto Trinity Lane and take the first left onto Mill Hill Road where the property is located on the right hand side and identified by the RH Homes & Property for sale board. SAT NAV users can enter LE10 0AX.

Viewing

Please contact our RH Homes and Property Office on 01455 633244 if you wish to arrange a viewing appointment for this property or require further information.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(82 plus) A		93
(81-91) B	83	
(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	

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