



wards
Residential

15 Florian Way, Hinckley, Leicestershire, LE10 0WG
£235,000

NO CHAIN. A three bedroom semi detached house on a super setting at the end of a small private Close overlooking a pleasant green area on the popular Hollycroft development. The property briefly comprises: Entrance Porch & Hallway, Downstairs WC, Lounge, Dining Room, Kitchen, Conservatory. First Floor: Landing, Three Bedrooms, Bathroom. Externally, front & rear gardens, a driveway offering ample off road parking for numerous vehicles. UPVC double glazing & gas central heating.

Entrance Porch & Hallway

With a composite part glazed door to the front elevation leading into the Porch, with a further door proceeding into the Entrance Hall. Having stairs leading off to the first floor.

Lounge

4.22 x 3.43 Metres

UPVC double glazed bay window to the front elevation, a living flame gas fire with marble hearth and wood surround, radiator, TV aerial point, laminated wooden flooring and Georgian style glazed french doors

Dining room

2.95 x 2.35 Metres

With Patio doors to the rear aspect leading into the Conservatory, useful understairs store cupboard, laminated wooden flooring and radiator.

Kitchen

2.95 x 2.03 Metres

With a range of wall and base level units with work surfaces over and tiled splashbacks, inset stainless steel sink and drainer, built in electric oven and four ring gas hob with a hood over, plumbing for a washing machine, radiator, wall mounted Glow worm central heating boiler. UPVC double glazed window to the rear aspect and a UPVC part glazed door to the side.



Conservatory

3.72 x 3.16 Metres

A good sized Conservatory, with brick base and UPVC double glazed upper units, with UPVC double glazed french doors to the side leading out into the gardens, ceramic tiled flooring, and radiator.

Downstairs WC

Having a two piece suite comprising a low level WC, and wash hand basin, radiator and extractor fan.

Bathroom

2.72 x 1.85 Metres

Having a three piece white suite comprising a low level w.c., wash hand basin, and bath with shower and screening over, with tiling and splashbacks, radiator, extractor fan and an airing cupboard. UPVC double glazed window to the front elevation.





Landing

With radiator, and loft access hatch.

Master bedroom

4.32 x 2.46 Metres

UPVC double glazed window to the front elevation, radiator, and TV aerial point.

Bedroom two

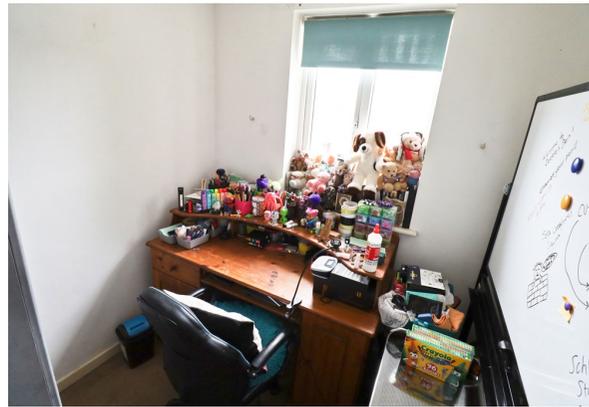
2.95 x 2.46 Metres

UPVC double glazed window to the rear elevation, and radiator.

Bedroom three

2.16 x 2.06 Metres

UPVC double glazed window to the rear elevation, two door fitted wardrobe and radiator.



Outside

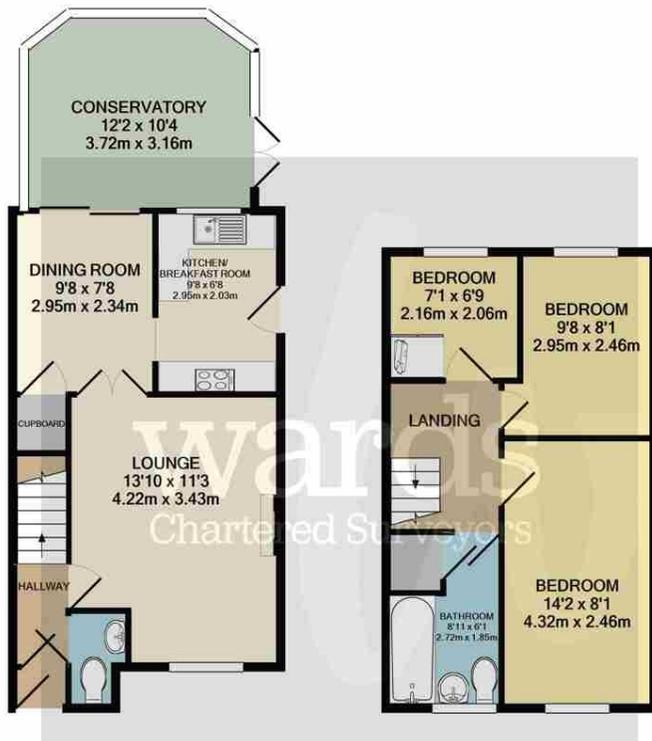
The house is situated on a good sized plot, at the end of a small close overlooking a green area. There is no passing traffic, and the house has a tarmacadam and block paved frontage offering ample off road parking for numerous vehicles. There is then a timber gated access through to further secure parking if required. There is also a timber gated pedestrian access leading onto a block paved patio area in a secluded side garden to the property which continues onto the main lawned gardens, and mature flower and shrubbery borders.

EPC Rating - C (72)

Council Tax Band - B

Call 01455 251771 to make an appointment to view this property





Whilst every attempt has been made to ensure the accuracy of the floor plan 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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