



Calon Lan, Wolds Lane

Hinckley

£395,000



**SHELDON  
BOSLEY  
KNIGHT**

LAND AND  
PROPERTY  
PROFESSIONALS

# Calon Lan

Wolds Lane, Hinckley

This well presented detached bungalow is located in the popular village of Wolvey offering spacious accommodation which in brief comprises entrance hall, spacious lounge/dining room with a log burner and bi folding double glazed patio doors leading out onto the rear garden. Fitted kitchen with a range of modern white coloured unit including a larder unit, sink unit and incorporated stainless steel gas hob, electric oven and canopy extractor hood above. Further integrated appliances include washing machine, dishwasher and a fridge/freezer. There is also a breakfast table area and stable style side door.

Two bedrooms which have fitted wardrobes and a modern shower room comprising a low level W.C, hand wash basin with vanity unit and a double shower cubicle. The property also has wooden and tiled floorings with under floor heating and double glazing throughout.

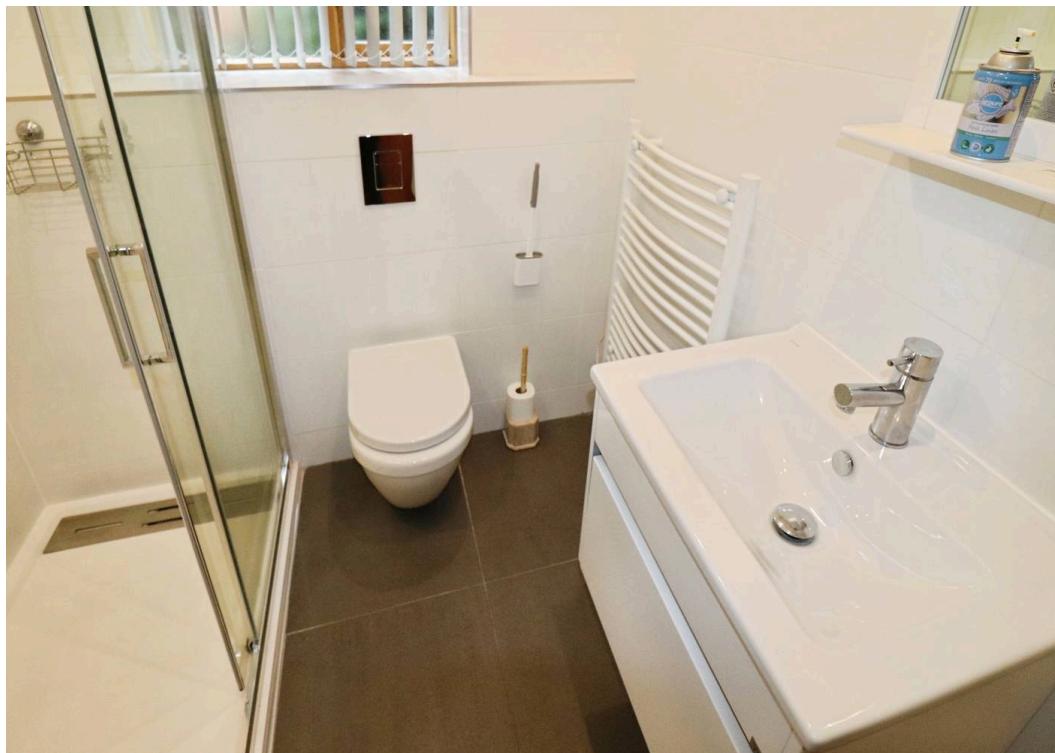
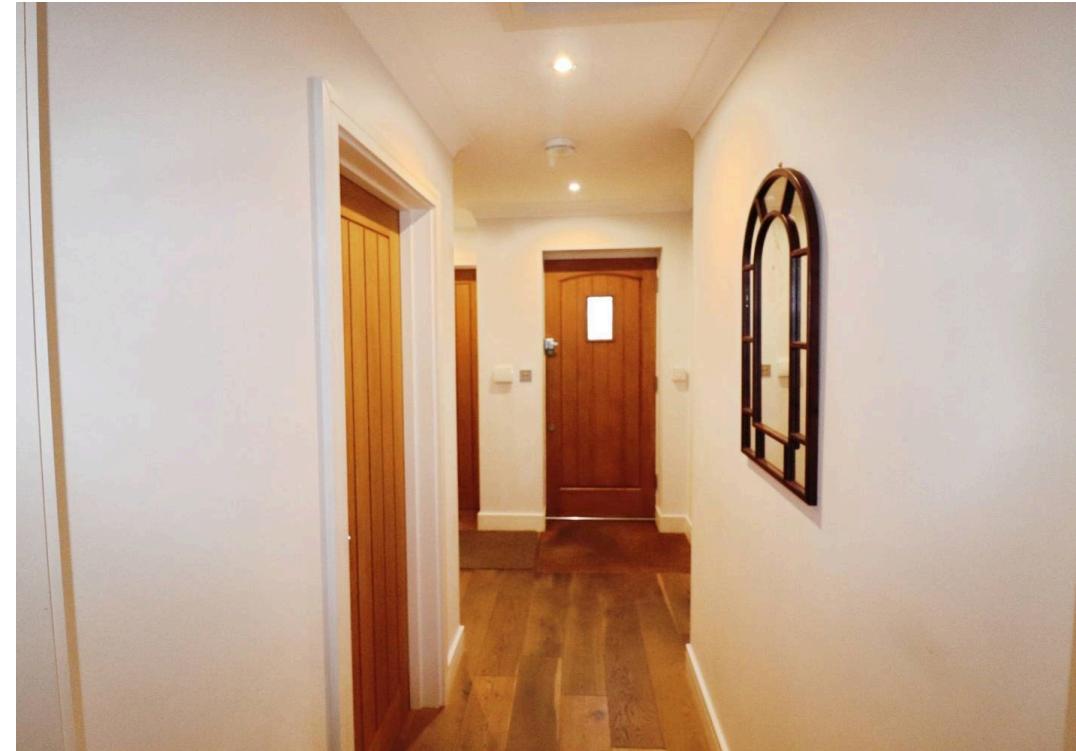
Outside the frontage is laid to slate chippings and planted with shrubs. There is also a tarmacadam driveway providing off road parking for vehicles. The rear garden is laid mainly to lawn with established shrub borders, patio area and enclosed by fencing. Internal viewing is highly recommended to fully appreciate the accommodation which is also being offered for sale with no upward chain.

Council Tax band: D

Tenure: Freehold

- Detached Bungalow
- Spacious Lounge/Dining Room
- Fitted Kitchen







## Ground Floor

Floor area 65.2 sq.m. (701 sq.ft.)

**Total floor area: 65.2 sq.m. (701 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)



## Sheldon Bosley Knight Nuneaton

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