



35 Mulberry Way, Hinckley, LE10 0WJ
£320,000

wards
Residential

Freehold. A spacious and extended three bedroom detached house within a popular area of Hinckley, close to local schools and with convenient access to the A47. The accommodation briefly comprises: Entrance Hall, WC, Kitchen, Dining Room, Lounge and integral Garage. First Floor: three Bedrooms and Family Bathroom. Outside, to the front elevation there is a driveway and to the rear there are enclosed rear gardens. UPVC double glazing and gas fired central heating.

Entrance Hall

With tiled floor and composite front door.

WC

1.16 x 2.03 Metres

With two piece white suite comprising wash hand basin over vanity unit and WC. Radiator and extractor fan. Tiled floor and mosaic effect splashback.

Kitchen

3.68 x 4.09 Metres

Cream base units with wood effect working surfaces over. One and a half stainless steel sink and drainer with pull-out tap. Single oven with induction hob and extractor fan over. Breakfast bar and gas fired central heating boiler in cupboard. Wood effect tiles and understairs storage cupboard.

Dining Room

2.41 x 4.42 Metres

With wood effect tiles, UPVC double glazed window and French doors to the rear elevation.

Lounge

4.98 x 3.26 Metres

Dual aspect with double glazed French doors to the rear elevation and UPVC double glazed window to the front elevation.



Landing

With loft access hatch and UPVC double glazed window to the rear.

Bedroom 1

3 x 4.09 Metres

With grey top boxes and floating shelves and UPVC double glazed window to the front elevation.

Bedroom 2

2.93 x 3.3 Metres

With built in storage cupboard and UPVC double glazed window to the front elevation.

Bedroom 3

2.41 x 2.33 Metres

With UPVC double glazed window to the rear elevation.

Bathroom

1.89 x 2.12 Metres

With three piece white suite comprising pedestal sink, low flush WC and bath with shower over. Tiling to half height, full height around bath and tiled floor. Shaver socket, extractor fan and heated towel rail. UPVC double glazed window to the rear elevation.





Garage

6.01 x 3.01 Metres

With up and over door, power, lighting and plumbing for a washing machine.

Outside

To the front elevation, there is a tarmacadam driveway and stone path leading to the front door and rear gardens. There is artificial grass with dwarf hedging and planting to the border.

To the rear, the garden is predominantly laid to lawn with a circular patio area to the rear of the plot and further patio area adjacent to the dwelling. There are stoned borders with shrubbery planting and a slated area with timber shed. The gardens are enclosed by timber fencing and benefit from gated access from the side elevation.



EPC Rating - C(75)

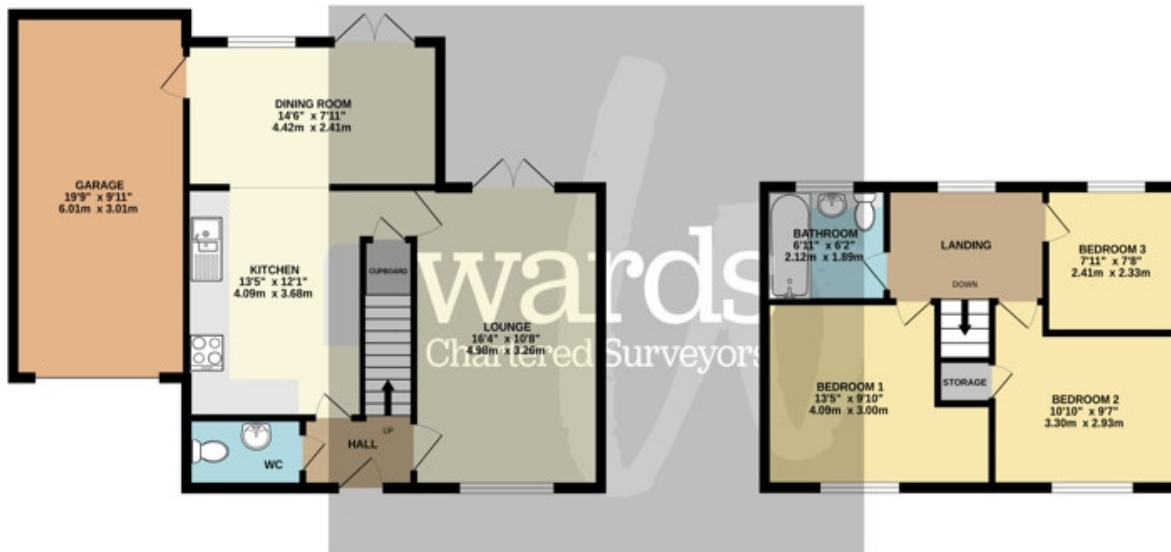
Council Tax Band - D

Call 01455 251771 to make an appointment to view this property



GROUND FLOOR
696 sq.ft. (64.7 sq.m.) approx.

1ST FLOOR
386 sq.ft. (35.9 sq.m.) approx.



TOTAL FLOOR AREA : 1082 sq.ft. (100.6 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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