

wards
Residential

31 Florian Way, Hinckley, LE10 0WG

£225,000

Freehold

NO CHAIN - INVESTMENT OPPORTUNITY - TENANT IN SITU. 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 and Kitchen. First Floor: Landing, Three Bedrooms and a family Bathroom. Externally, good sized front & rear gardens, a driveway offering ample off road parking for numerous vehicles and a detached garage. UPVC double glazing & gas central heating.

Lounge

4.25 x 3.34 Metres

UPVC double glazed bay window to the front elevation, feature fireplace with marble hearth and wood surround, radiator, TV aerial point, laminated wooden flooring and Georgian style glazed french doors.

Dining Room

2.96 x 2.38 Metres

With sliding patio doors to the rear aspect leading into the rear garden, useful understairs store cupboard, laminated wooden flooring and radiator.

Kitchen

2.98 x 1.97 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, wall mounted newly fitted combi boiler. UPVC double glazed window to the rear aspect and a UPVC part glazed door to the side elevation.







Landing
With radiator, and loft access hatch.

Master bedroom
4.28 x 2.47 Metres
Large double bedroom UPVC double glazed window to the front elevation, radiator, and fitted wardrobes.

Bedroom Two
2.93 x 2.47 Metres
UPVC double glazed window to the rear elevation, and radiator.

Bedroom Three
2.19 x 2.05 Metres
UPVC double glazed window to the rear elevation and radiator.













Bathroom

2.65 x 1.88 Metres

Having a three-piece white suite comprising a low level wc, wash hand basin, and bath with shower over. Tiled splashbacks, radiator and extractor fan. UPVC double glazed window to the front elevation

Downstairs WC

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

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.

Garage

5.41 x 2.7 Metres

Single detached garage with up and over door.

Outside

To the front elevation, there is a lawned front garden area with a tarmacadam driveway. Double gates lead onto a further block paved area for extra parking leading to the detached Garage. The rear gardens themselves are predominantly laid to lawn, with a decked patio area adjacent to the dwelling, the whole being enclosed with timber fencing.

EPC Rating - C (69)

Council Tax Band - B

Call 01455 251771 to make an appointment to view this property







GROUND FLOOR
511 sq.ft. (47.4 sq.m.) approx.

1ST FLOOR
338 sq.ft. (31.4 sq.m.) approx.



TOTAL FLOOR AREA : 848 sq.ft. (78.8 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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