



77 Holywell Fields, Hinckley, LE10 1EG
£265,000 Freehold


MARTIN & CO

Holywell Fields, Hinckley

3 Bedrooms, 2 Bathroom

£265,000

- MODERN BUILD HOME
- MODERN DOWNSTAIRS CLOAKROOM
- FRONT LOUNGE
- REAR MODERN KITCHEN
- THREE BEDROOMS
- ENSUITE AND FAMILY BATHROOM
- OFF ROAD PARKING FOR TWO CARS

A THREE BEDROOM SEMI DETACHED HOME IN HINCKLEY. Comprising entrance hallway, lounge, rear kitchen and downstairs WC, first floor landing, three bedrooms, ensuite and family bathroom. Off road parking and rear garden. Gas central heating and double glazed. VIEWING ADVISED!



Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		

Energy efficiency chart

ENTRANCE HALLWAY Carpeted hallway with stairs in front of you and the entrance to the lounge on the right hand side. Coat rack and radiator.

FRONT LOUNGE 11' 6" x 14' 0" (3.52m x 4.27m) A good size front lounge and decorated in a neutral colour. White UPVC double glazed window overlooking the front of the home. Rear door leading through into the kitchen.

REAR KITCHEN 12' 0" x 12' 0" (3.66m x 3.66m) Modern white kitchen with tiled floor and white UPVC double glazed double door leading out to the rear garden.

DOWNSTAIRS CLOAKROOM Accessed from the kitchen. Modern WC with sink unit and radiator.

FIRST FLOOR LANDING First floor landing providing access to all bedrooms and bathroom. Loft hatch within the ceiling.

REAR DOUBLE BEDROOM 9' 0" x 9' 6" (2.76m x 2.90m) Rear double bedroom with carpeted floor and decorated in a neutral colour. White UPVC double glazed window overlooking the rear of the house. Door to the ensuite.

ENSUITE 3' 10" x 8' 8" (1.17m x 2.66m) Modern shower room with aluminium cubicle with mixer shower, WC and sink unit.

FRONT DOUBLE BEDROOM 8' 5" x 9' 10" (2.57m x 3.01m) Double bedroom with carpeted floor and decorated in a neutral colour. Overlooking the front of the home.

FRONT SINGLE BEDROOM 6' 1" x 10' 11" (1.87m x 3.35m) Single bedroom having a carpeted floor and decorated in a neutral colour. White UVC double glazed window and radiator.

FAMILY BATHROOM 5' 4" x 6' 11" (1.64m x 2.12m) Modern white suite of bath with shower, WC and sink unit.

REAR GARDEN Enclosed rear garden accessed from a side pathway. Timber fencing to the boundary with mature planting, and raised artificial grass for the lawn with patio area adjacent to the kitchen doors.







Martin & Co Hinckley

99-109 Castle Street • • Hinckley • LE10 1DA

T: 01455 636349 • E: hinckley@martinco.com

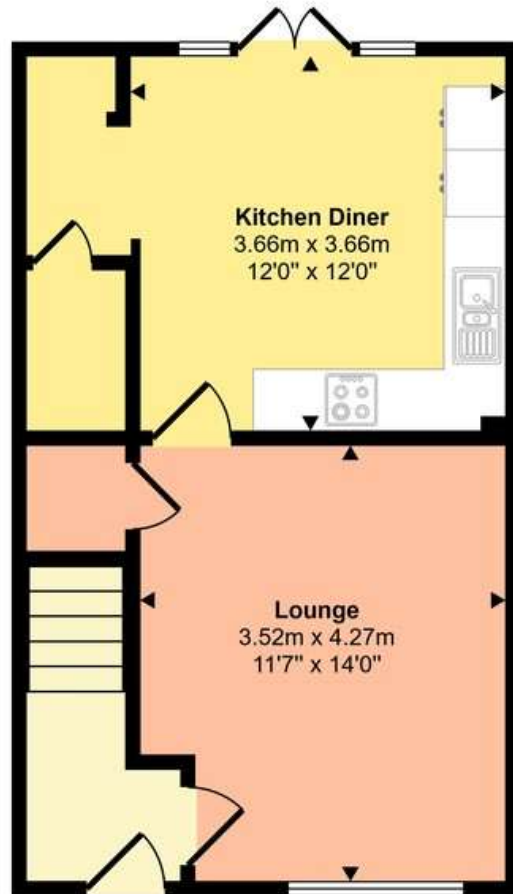
01455 636349

<http://www.martinco.com>

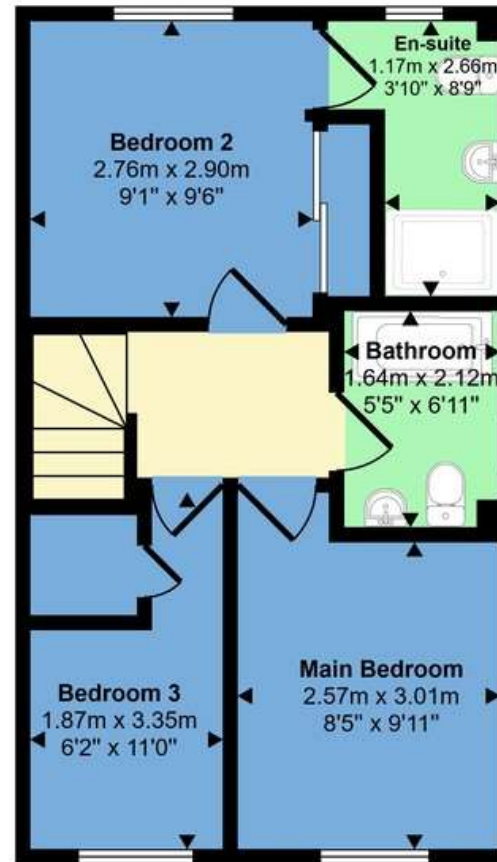

MARTIN&CO

Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

Approx Gross Internal Area
75 sq m / 807 sq ft



Ground Floor
Approx 38 sq m / 408 sq ft



First Floor
Approx 37 sq m / 399 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.