



**33 Westray Drive, Hinckley, LE10 0TL**  
Asking Price Of £350,000 Freehold

  
**MARTIN&CO**



## Westray Drive, Hinckley

3 Bedrooms, 1 Bathroom

Asking Price Of £350,000

- DETACHED FAMILY HOME IN SOUGHT AFTER LOCATION
- EXTENDED GROUND FLOOR ACCOMODATION
- SPACIOUS LOUNGE
- LIVING AREA / PLAYROOM
- DINING AREA
- MODERN FITTED KITCHEN & UTILITY

### SOUGHT AFTER LOCATION NEAR HOLLYCROFT PARK

This is a fantastic chance to own a beautifully presented, extended detached family home in one of the area's most desirable spots. The ground floor features an entrance hall, spacious lounge, living area, dining area, kitchen, and utility room, while upstairs offers three bedrooms and a bathroom.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

**ENTRANCE** A composite double glazed entrance door leads to the entrance hallway.

**ENTRANCE HALLWAY** Double glazed window to side, stairs to first floor landing, understairs storage cupboard, radiator, laminate wood flooring, doors to dining area and lounge.

**LOUNGE** 19' 4" x 10' 11" (5.904m x 3.341m) Double glazed window to front, feature brick fireplace, laminate wood flooring, radiator, wall lighting, access to living area.

**LIVING AREA** 18' 8" x 9' 5" (5.702m x 2.89m) Double opening double glazed doors and windows to rear garden, laminate wood flooring, inset ceiling spotlights, access through to dining area.

**DINING AREA** 17' 9" x 8' 11" (5.414m x 2.733m) Laminate wood flooring, radiator, wall lights, access to kitchen.

**KITCHEN** 19' 5" x 8' 6" (5.938m x 2.592m) Modern fitted kitchen with a matching range of base, drawer and wall units with work surfaces above and inset sink unit with mixer tap, built in electric oven and hob with extractor hood above, integrated dishwasher, space for fridge freezer, breakfast bar with base units below, ceramic tiled flooring, radiator, double glazed window to front and side, door to utility room.

**UTILITY ROOM** 9' 5" x 9' 3" (2.891m x 2.832m) Two upright storage cupboards with one housing Worcester wall mounted gas boiler, space and plumbing for washing machine and tumble dryer, ceramic tiled flooring, double glazed door and window to rear garden.

**LANDING** Double glazing window to front, access to partly boarded roof space with power, radiator.

**BEDROOM ONE** 11' 8" x 11' 0" (3.563m x 3.364m) Built in wardrobes with shelving and hanging space, built in dressing table with overhead storage

cupboards, bedside cabinets, double glazed window to rear, radiator, inset ceiling spotlights.

**BEDROOM TWO** 10' 7" x 8' 11" (3.241m x 2.719m) Double glazed window to rear, radiator.

**BEDROOM THREE** 7' 4" x 7' 3" (2.254m x 2.229m) Double glazed window to front, radiator

**BATHROOM** 6' 10" x 5' 10" (2.106m x 1.793m) Panelled bath with glazed shower screen and electric shower unit, pedestal hand wash basin, low level WC, heated hand towel rail, part tiled walls, laminate wood flooring, obscure double glazed window, inset ceiling spotlights.

**REAR AND SIDE GARDEN** Corner plot garden which is fence enclosed and laid mainly to lawn at the rear with paved patio area, raised flower borders with a variety of trees plants and shrubs. To the side there is a paved pathway and side access gate to the front and a further raised patio area leading to the garage.





To the front of the property there are two paved parking areas, front brick retaining wall with raised flower borders and side access to the rear garden.

**GARAGE** 16' 4" x 8' 4" (5.00m x 2.55m) Single garage with up and over door, double glazed windows to side and rear, power and lighting and side courtesy door.









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.

## Martin & Co Hinckley

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

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

# 01455 636349

<http://www.martinco.com>

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