



27 Greyhound Croft, Hinckley, LE10 0FX
£260,000

wards
Residential

Freehold. A modern and well presented three bedroom semi-detached house situated in a popular location within Hinckley, within easy walking distance of the Ashby de la Zouch canal and with convenient access to the A5 and M69. The property offers open plan accommodation to the ground floor and is finished in a contemporary style. The accommodation briefly comprises: Ground Floor: Entrance Hall, WC, Kitchen/Dining/Living Room. First Floor three Bedrooms and Family Bathroom. Externally, there are two car parking spaces to the front elevation and an enclosed rear garden with shed. UPVC double glazing and gas fired central heating.

Entrance Hall

1.3 x 1.3 Metres

With laminate flooring and composite front door.

WC

1.49 x 1.3 Metres

Fitted with a two-piece white suite comprising pedestal with low flush WC. Plumbing for a washing machine.

Kitchen/ Living Room

7.82 x 4.72 Metres

Fitted with a good range of white gloss base and wall units with wood effect work surfaces over. One and a half stainless steel sink and drainer. Integrated appliances include a BOSCH single oven with gas hob above and extractor over and plumbing for a dishwasher. Large store cupboard. Tiled flooring to Kitchen area and laminate flooring to living area. UPVC double glazed window to the front and window and French doors to the rear.



Bedroom 1

2.72 x 2.22 Metres

With UPVC double glazed window to the front.

Bedroom 2

3.75 x 2.41 Metres

With UPVC double glazed window to the front.

Bedroom 3

2.48 x 4.73 Metres

With two UPVC double glazed windows to the rear.

Bathroom

2.08 x 1.9 Metres

Fitted with a three-piece white suite comprising pedestal sink, low flush WC and bath with shower over. Tiled splashbacks, extractor fan and tiled flooring.





Outside

Externally, to the front elevation, there is a block paved car parking area for two cars and a path leading to the front door, which is surmounted by a canopy porch.

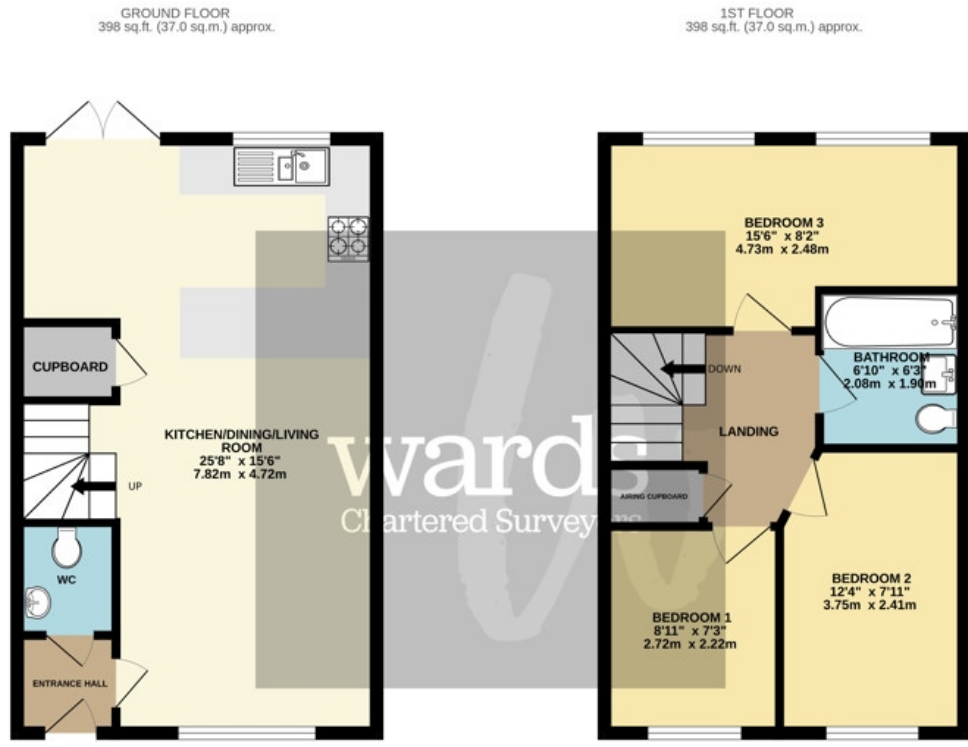
To the rear, the gardens are enclosed by timber fencing and benefit from gated access to both from the front elevation. The garden is predominantly laid to lawn with shrubbery borders a patio area adjacent to the house.



EPC Rating - C(78)

Council Tax Band - B

**Call 01455 251771 to make an appointment to
view this property**



TOTAL FLOOR AREA: 796 sq.ft. (74.0 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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