



86 HOLYWELL FIELDS, HINCKLEY, LE10 1EJ

£440,000

Outstanding JS Bloor 2015 built Alto design detached family home. Sought after and convenient cul de sac location within walking distance of the town centre, the crescent, local schools, train and bus station, doctors, dentist, leisure centre, parks, bars and restaurants and good access to the A5 and M69 Motorway. Immaculately presented throughout with a range of good quality fixtures and fittings including wood panelling, fitted wardrobes, spot lights, white panelled interior doors, laminate wood strip flooring, wired in smoke alarms, UPVC sealed unit double glazing, gas central heating and UPVC soffits and fascias. Spacious accommodation offers open porch, entrance hall, lounge, open plan living dining kitchen with built in appliances. Utility room and separate WC, four good sized bedrooms two with en suite shower rooms and family bathroom. Wide driveway with EV charger, to garage. Enclosed rear garden with shed. Carpets, blinds and light fittings included.



TENURE

Freehold

Council Tax Band D

ACCOMMODATION

Open canopy porch with overhead lighting. Attractive grey composite panelled and SUDG front door to

ENTRANCE HALLWAY

With laminate wood strip flooring, attractive wall panelling, thermostat for central heating, double panelled radiator, telephone point.

LOUNGE TO FRONT

13'11" x 12'0" (4.25 x 3.68)

With fitted blinds, laminate wood strip flooring, TV aerial points.



OPEN PLAN FITTED DINING KITCHEN TO REAR

17'3" x 15'5" (5.26 x 4.71)

With a fashionable range of floor standing cupboard units in cream with black roll edge surfaces above, inset stainless steel one and a half bowl sink drainer, mixer tap above, cupboard beneath. A range of integrated appliances consisting of integrated fridge, freezer, dishwasher, double Hotpoint oven and grill with four ring electric hob above and Hotpoint stainless steel extractor above. Full range of wall mounted cupboard units, inset ceiling spotlights, tiled flooring. The dining area with UPVC SUDG French doors to the rear garden, fitted island unit with cupboards beneath. Door to the integral garage which houses the gas boiler for the central heating with light and power. Door to useful under stairs storage cupboard with shelving.



UTILITY ROOM

5'11" x 6'5" (1.82 x 1.97)

With fitted floor standing cupboards with roll edge working surfaces above, inset stainless steel sink and drainer with mixer tap above, plumbing for automatic washing machine and space for a tumble dryer. Extractor fan, tiled flooring, door to



SEPARATE WC

With low level WC, pedestal wash hand basin, double panelled radiator, tiled flooring, door to rear garden.



FIRST FLOOR LANDING

With spindle balustrades and oak bannister. Attractive white panelled interior door to the airing cupboard which houses the Premier Plus water tank with immersion heater for the hot water. Loft access.



MASTER BEDROOM TO FRONT

13'7" x 13'6" (4.15 x 4.13)

With fitted mirror fronted slide robes and wall mounted Danfoss thermostat for the central heating. TV aerial point. Attractive white panelled interior door to



EN SUITE SHOWER ROOM

4'9" x 7'3" (1.45 x 2.21)

With fully tiled shower cubicle, rainfall shower attachment and handheld shower. Laminate wood strip flooring, vanity sink unit, low level WC and extractor fan.



BEDROOM TWO TO FRONT

11'9" x 10'11" (3.60 x 3.33)

With attractive wooden wall panelling, door to



EN SUITE SHOWER ROOM

7'1" x 4'10" (2.18 x 1.48)

With tiled surrounds including a mixer shower and glazed shower screen, inset ceiling spotlights, pedestal wash hand basin and low level WC, laminate wood strip flooring and heated towel rail.



BEDROOM THREE TO REAR

9'5" x 11'9" (2.88 x 3.59)

With attractive wall panelling, double panelled radiator and TV aerial points.



BEDROOM FOUR TO REAR

10'2" x 9'8" (3.10 x 2.95)

With radiator.



FAMILY BATHROOM

7'2" x 6'5" (2.19 x 1.96)

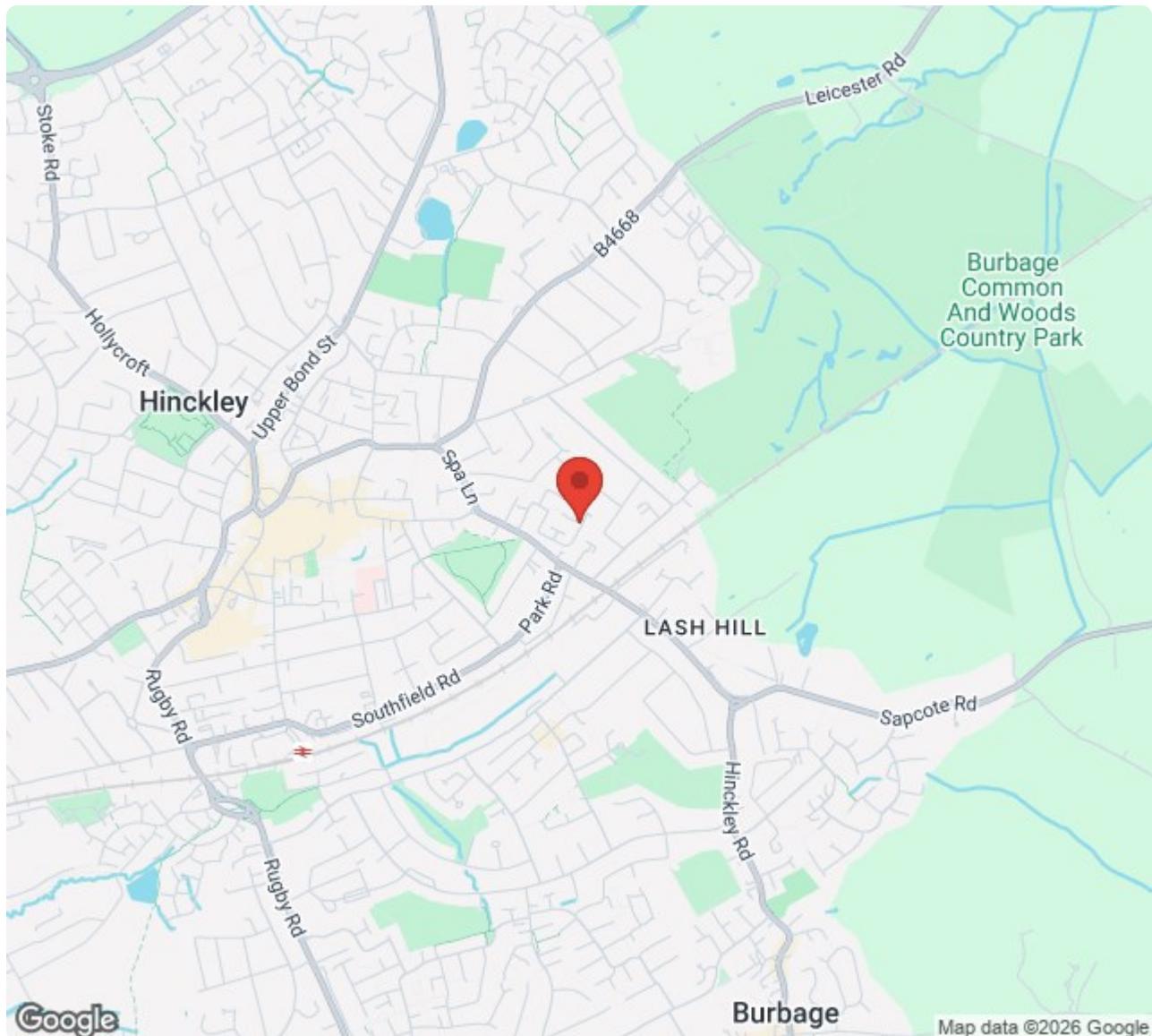
With large vanity sink, P shaped panelled bath with mixer shower above and tiled surrounds, laminate wood strip flooring, inset ceiling spotlights, extractor fan and heated towel rail.



OUTSIDE

There is a good sized fenced and enclosed rear garden. Adjacent to the rear of the property a large slabbed patio with outside lighting and tap. EV charger. Pathway leads down the side of the property through a timber gate with raised sleeper beds and a further patio towards the top of the garden as well as a timber shed





Total area: approx. 171.5 sq. metres (1846.2 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/81/EC			
England & Wales		Current	Potential
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC			