



193 Outlands Drive, Hinckley, LE10 0TN
£445,000



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This is a well presented and good sized four/five bedroom detached house situated on an excellent sized and located plot on the ever sought after Hollycroft development in Hinckley. It is close to the major road and bus networks such as the M1, M6, M69, M42, and A5 & A447 and A47, with Hinckley & Nuneaton train stations with good links to London with easy reach. This house offers quadruple width parking on the driveway, and a good sized rear garden. The house comprises a Reception Hall & Inner Lobby, Downstairs Shower Room & WC, Lounge, Dining Room, Sitting Room/Bedroom Annexe, Breakfast Kitchen & Utility Room, First Floor Landing, Four further double bedrooms, Master with Ensuite, and Family Bathroom.

Viewing recommended.
Council Tax Band E

Entrance Hall

17'2 x 5'11 (5.23m x 1.80m)
With a UPVC door and panelling to the front elevation, there is a radiator, understairs store cupboard, laminated flooring, and stairs to the first floor.

Lounge

18'10 into bay x 12'0 (5.74m into bay x 3.66m)
UPVC double glazed bay window to the front elevation, and twin french doors to the Dining Room at the rear. There is a focal point living flame gas fire set in a marble and wood style fireplace, two radiators, and TV aerial point.

Dining Room

10'11 x 10'1 (3.33m x 3.07m)
With Patio doors leading into the rear gardens, and radiator.

Breakfast Kitchen

11'0 x 10'11 (3.35m x 3.33m)
Fitted with an excellent range of wall and base level units and drawers with work surfaces over and tiled splashbacks, the kitchen has plumbing for a dishwasher, and built in electric oven and four ring gas hob with a hood over. Radiator, ceramic tiled flooring and UPVC double glazed window to the rear elevation.

Utility Room

8'2 x 5'3 (2.49m x 1.60m)
UPVC double glazed window to the rear, and a door to the side into the garden. The room is fitted with base level units with working surfaces over, and an inset stainless steel sink and drainer. Plumbing for a washing machine, and radiator.

Inner Hall

Leading to the Sitting Room/Bedroom Annexe and the Downstairs WC.

Downstairs Shower Room

Having a three piece suite with a wash hand basin, low level w.c., and shower in a shower cubicle, with tiled splashbacks, a radiator, and UPVC double glazed window to the rear elevation.

Sitting Room / Bedroom Annexe

16'0 x 7'8 (4.88m x 2.34m)
UPVC double glazed window to the front elevation, and radiator.





First Floor Landing

With loft hatch, airing cupboard (housing the water tank), and access off to :

Master Bedroom

14'1 to door x 12'0 to wardobes (4.29m to door x 3.66m to wardobes)
UPVC double glazed window to the front elevation. a range of five door built in wardrobes set along one wall and radiator.

Ensuite

8'11 to rear of shower x 5'2 (2.72m to rear of shower x 1.57m)
Fitted with a modern three piece white suite comprising a shower in a shower cubicle, and a wash hand basin and low level w.c. set in a vanity unit, with ceramic tiled flooring, a heated towel rail, extractor fan, shaver socket, and a UPVC double glazed window to the rear elevation.



Bedroom Two

13'7 x 11'5 (4.14m x 3.48m)
UPVC double glazed window to the front elevation and radiator.

Bedroom Three

10'11 x 9'9 (3.33m x 2.97m)
UPVC double glazed window to the rear elevation and radiator.

Bedroom Four

11'0 x 8'11 (3.35m x 2.72m)
UPVC double glazed window to the rear elevation and radiator.



Bathroom

7'10 x 7'9 (2.39m x 2.36m)
Having a three piece white suite comprising a bath with shower over, and again with a wash hand basin and w.c. set in a vanity unit, a ladder style heated towel rail, extractor fan, shaver socket, and a UPVC double glazed window to the rear aspect.

Outside

There is a block paved driveway with flower and shrub borders, the driveway is large enough to offer quadruple width parking for vehicles so offering ample off road parking.
There is a gated access through to the rear gardens, with a patio area adjacent to both the side and rear of the house, the side also houses a timber shed. The patio leads onto again a good sized lawn, with shrubbery borders. with a more shaded further patio to the far corner.

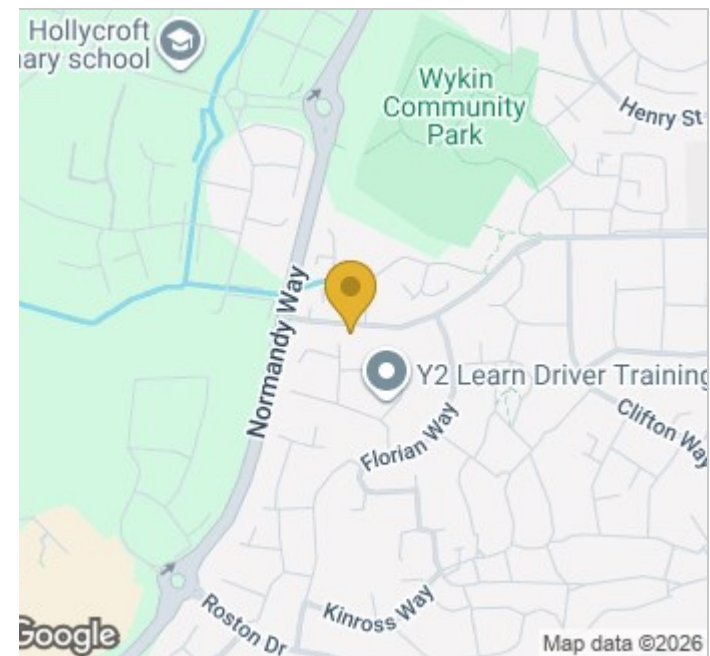




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Total Area: 146.0 m² ... 1571 ft²

All measurements are approximate and for display purposes only



Leaving Hinckley along Lower Bond Street, at the traffic lights turn left, and proceed down Hollycroft (with Hollycroft Park on your left), and take a left turning onto Westray Drive, continue to the bottom taking a right turn at the T-junction onto Outlands Drive. Follow the road along and the property is situated some way along towards the end, on the left hand side. For SATNAV/GPS users the postcode is LE10 0TN.

Viewing

Please contact our RH Homes and Property Office on 01455 633244 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(82 plus) A		
(81-81) B		
(69-80) C	74	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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