



25 Wicket Close, Wolvey, Hinckley, LE10 3GB

Guide Price £450,000



An Executive Four Bedroom Detached Modern House Set within a Cul-De-Sac
Approx 9 Years Left on the NHBC Guarantee

Village Location

Spacious Lounge

Open Plan Kitchen Diner Snug

Utility & Ground Floor WC

Four Spacious Bedrooms Including a Master Bedroom with En-Suite

Family Bathroom with Separate Bath & Shower

Good Size Rear Garden with Patio

Driveway to the Front with Integral Garage

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Members of the Property Ombudsman Scheme for Sales & Lettings

Licensed member of the National Association of Estate Agents & Association of Residential Lettings Agents

Entrance

Composite door to:

Hallway

Central heating radiator, UPVC double glazed window with shutters to the front, door to kitchen diner, understairs storage, stairs off to the first floor, door to lounge:



Lounge

4.6m (15' 1") approx x 3.4m (11' 2") approx
Central heating radiator, UPVC double glazed bay window to the front.



Open Plan Kitchen Diner Snug

5.6m (18' 4") approx x 5.6m (18' 4") approx
Ample wall & base units with Quartz work tops over, stainless steel sink unit with drainer & mixer tap, integrated 5 ring gas burner with extractor over, integrated electric oven & grill, breakfast bar with space for dining, central heating radiator, 3 velux windows, UPVC double glazed windows & French doors onto patio, door to utility:



Utility

2.0m (6' 7") approx x 2.1m (6' 11") approx
Ample wall & base units with work tops over, stainless steel sink unit with mixer tap, space for washer & dryer, central heating radiator, UPVC double glazed door onto the rear, door to ground floor WC.

Ground Floor WC

2.1m (6' 11") approx x 0.9m (2' 11") approx
Low level WC, hand wash basin, central heating radiator, UPVC double glazed window to the rear.



First Floor

Landing

All rooms off, access to the loft, storage cupboard & a central heating radiator.

Master Bedroom

3.4m (11' 2") approx x min 3.5m (11' 6") approx to 4m (13' 1") approx into the bay

Central heating radiator, UPVC double glazed bay window to the front, door to en-suite.

En-suite

2.3m (7' 7") approx x 1.6m (5' 3") approx

White suite comprising: Low level WC, pedestal wash hand basin, shower unit with rain shower and hose attachment. Chrome heated towel rail. UPVC double glazed window to the side.

Bedroom 2

3.3m (10' 10") min to 4.1m (13' 5") max approx x 4.1m (13' 5") approx

Central heating radiator. UPVC double glazed window to the front.

Bedroom 3

2.8m (9' 2") approx x 3.2m (10' 6") approx

Central heating radiator. UPVC double glazed window to the rear.

Bedroom 4

2.3m approx x 3m approx

Central heating radiator. UPVC double glazed window to the rear.

Family Bathroom

2.4m (7' 10") min approx x 3.3m (10' 10") max approx x 1.8m (5' 11") approx

White bathroom suite comprising: Low level WC, Pedestal wash hand basin. paneled bath with shower attachment. Shower cubicle. part tiled walls. Chrome heated towel rail. UPVC double glazed window to the rear.



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Outside

Gardens

Front Garden: Direct access to driveway leading to Garage. Electric charging point.

Rear Garden: being landscaped with a patio, laid to lawn, fencing to all sides. Raised flower bed. Flower and shrub borders.

Garage

3m (9' 10") approx x 6m (19' 8") approx

With up and over door. Power and light



AGENTS NOTES

While every reasonable effort is made to ensure the accuracy of descriptions and content, we should make you aware of the following guidance or limitations. (1) MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. (2) These particulars do not constitute part or all of an offer or contract. (3) The measurements indicated are supplied for guidance only and as such must be considered incorrect. (4) Potential buyers are advised to recheck the measurements before committing to any expense. (5) Alternative Estates have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. (6) Alternative Estates have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

TENURE - FREEHOLD

TENURE - We understand from the vendor that the property is Freehold. Alternative Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

Please be advised that there is a yearly service charge payable for the communal grounds to be maintained on the development. Fee to be confirmed.



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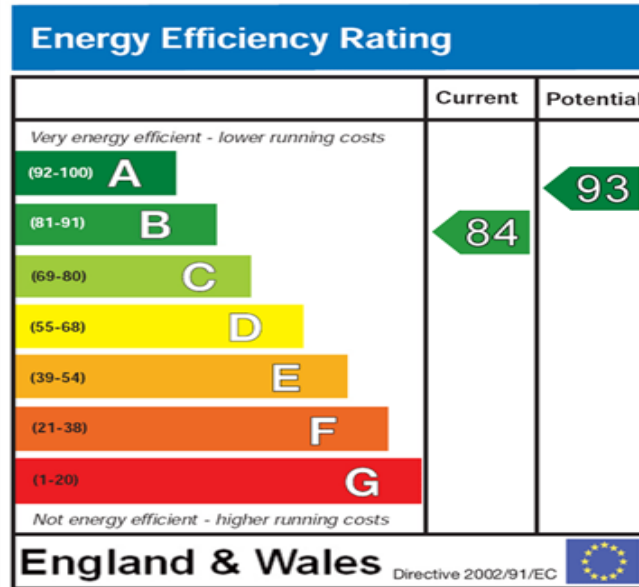


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The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

IMPORTANT NOTICE

For the sake of clarification we wish to inform prospective purchasers that these particulars are prepared as a general guide. All measurements are intended only as a general indication of size. Purchasers should be aware that in some properties, sloping ceilings may reduce available space and room plans may vary. Room sizes should NOT be relied on for carpet sizes, fitted furniture, etc. These particulars do not constitute or form part of any contract.

AGENTS NOTES

Please note that we have not carried out any test on any service or installation or fixed appliances. Purchasers are always advised to have their own survey.