



Offers Over £240,000

2 Bedroom End of Terrace House for sale
39 GREYHOUND CROFT, HINCKLEY



EweMove
SALES AND LETTINGS



Overview

Wow! Take a peek at this stunning property! Immaculately presented throughout, with 2 generous double bedrooms and a fabulous, newly installed, Orangery providing excellent ground floor living space connecting to a recently landscaped rear garden.



Key Features

- Immaculate Throughout
- 2 Generous Double Bedrooms
- Impressive New Orangery Increasing Living Space
- Recently Landscaped Low Maintenance Rear Garden
- Allocated Parking for 2 Vehicles to the Front
- Nearly New Property Built 2011
- Close to Excellent Local Transport Links
- Close to Good Local Schools, Parks & Amenities
- Call NOW 24/7 or book instantly online to View
- ASK TO SEE THE VIDEO TOUR!









ASK TO SEE THE VIDEO TOUR! After parking in 1 of 2 allocated parking spaces directly in front of the property, you enter this stunning home via a recently installed composite front door into a spacious entrance hall with downstairs WC, under stairs storage and plenty of room for coats and shoes. Stairs lead to the first floor and 2 further doors lead to the lounge at the rear and to the kitchen at the front, which has an excellent range of contemporary gloss white wall and base units with black worktops and tiled splashbacks. There is plumbing for both a washing machine and a slimline dishwasher, space for a tall fridge freezer and an electric oven with gas hob and extractor. To the rear is the generous lounge, or lounge diner, with sliding doors onto the fabulous orangery, installed last year for increased living space and with French doors opening onto the beautifully landscaped, low maintenance rear garden.

To the first floor there are 2 excellent and similarly sized double bedrooms plus the bathroom. Bedroom 1 is to the rear and has fitted wardrobes and bedroom 2 is to the front and has aiting cupboard storage housing the annually serviced 5 year old combi boiler. The bathroom has a modern white suite including a bath with handset shower over and glazed shower screen, hand basin and low level WC plus a large inset mirror and shaver / toothbrush charger socket.



Ideally situated within 2 miles of Hinckley Town Centre which offers a regular market, a vast array of shops, pubs and restaurants and the exciting £80 million cinema and retail complex, The Crescent. The current regeneration of Hinckley Town Centre also includes a new Leisure Centre which opened in Spring 2016. Hinckley railway station, with its links to Leicester, Birmingham and beyond, is just a short 7-minute drive away. Trinity Marina, on the Ashby Canal, is just a short 10-minute walk away, with towpath walks, a canalside restaurant and ducks galore! Hinckley also boasts an excellent Golf Club.

In addition to the children's play park at the end of the street, there are a number of green open spaces in Hinckley; Langdale Community Park is less than a mile away, Clarendon Park 1.1 mile and just 3.5 miles away you will find Burbage Common and Woods - 200 acres of semi- natural woodland and unspoilt grassland.

Greyhound Croft falls into the catchment area of a number of local schools for all ages with Westfield Infant & Junior schools just over a mile away and Battling Brook Primary, Richmond Primary and Redmoor Academy all within easy reach.

Agents Note - On receipt of an accepted offer we will require ID and Anti-money laundering checks to be submitted, these are charged at £20 per person

Material Information*

Tenure: Freehold

Parking: Allocated parking for 2 vehicles

Rights & Easements: There is a gated shared right of access alleyway to the left side of the property to access the gardens of 39 and its 2 neighbours.

Council: Hinckley & Bosworth BC

Tax Band: B currently £1,771.64 per annum

Construction: Brick & Timber (assumed)

Roof: Pitched/Tiled

Electricity: Mains

Water: Mains with meter

Drainage: Mains

Flood Risk: Very low

Flood Risk (Surface Water): Low

Total Plot (Approx): 110sqm

Estimated Broadband Speed: Ultrafast (1,800Mbps)

Mobile Signal: EE - Good / O2 - Good / Three - Good / Vodafone - Good

*In accordance with the Consumer Protection from Unfair Trading Regulations 2008, we are required to ensure that all material information in relation to this property is disclosed accurately and transparently. "Material information" refers to anything a potential buyer or tenant would need to know to make an informed decision about the property.

We endeavour to provide details that are true, accurate, and not misleading. However, please note:

The information provided has been prepared in good faith and is based on details supplied by the seller, landlord, or third parties.

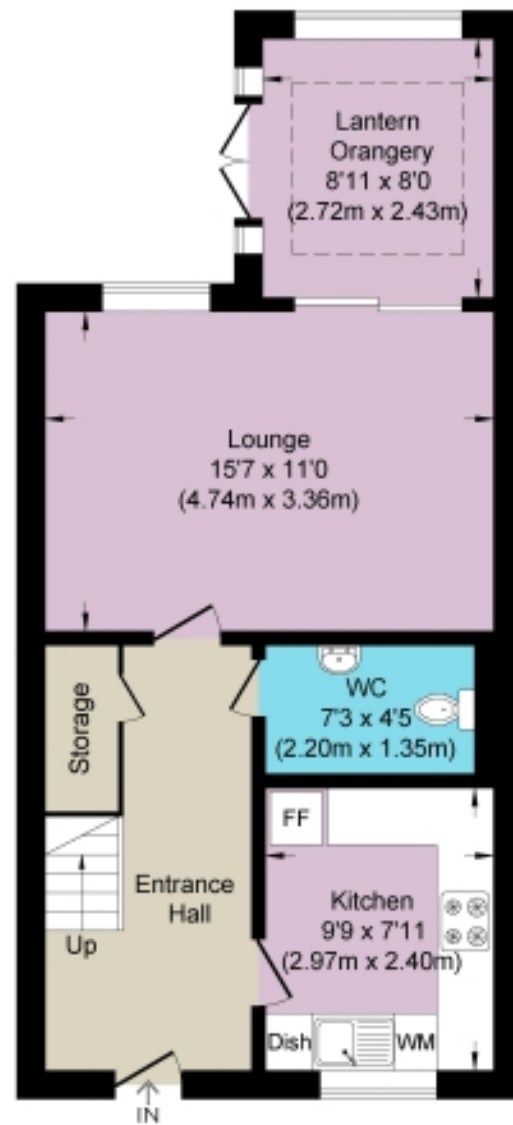
We have not tested any services, appliances, or equipment included in the sale or letting.

All measurements, distances, and areas stated are approximate and for guidance only.

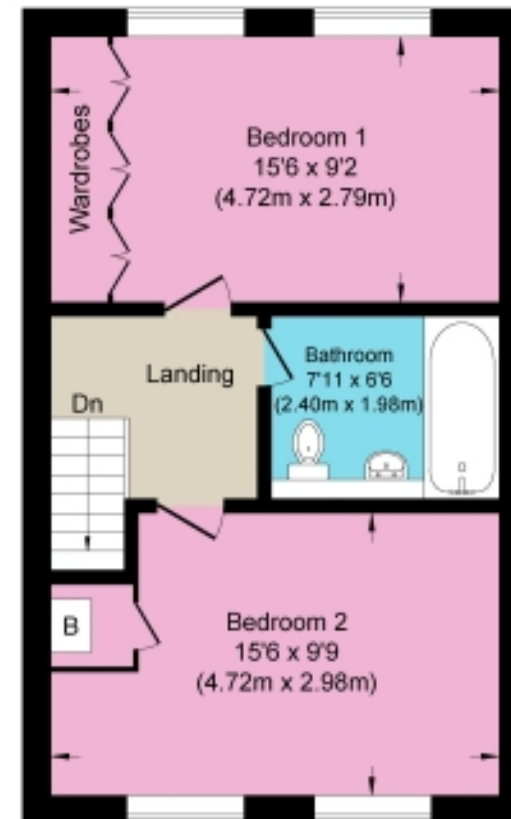
Planning permissions, building regulations, or other legal matters should be verified by the buyer's or tenant's solicitor or relevant authority.

Buyers and tenants should carry out their own due diligence and are strongly advised to inspect the property and commission appropriate surveys or checks.

Floorplans



Ground Floor



First Floor

39 Greyhound Croft

Approximate Gross Internal Area = 82.31 sq m / 885.97 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.

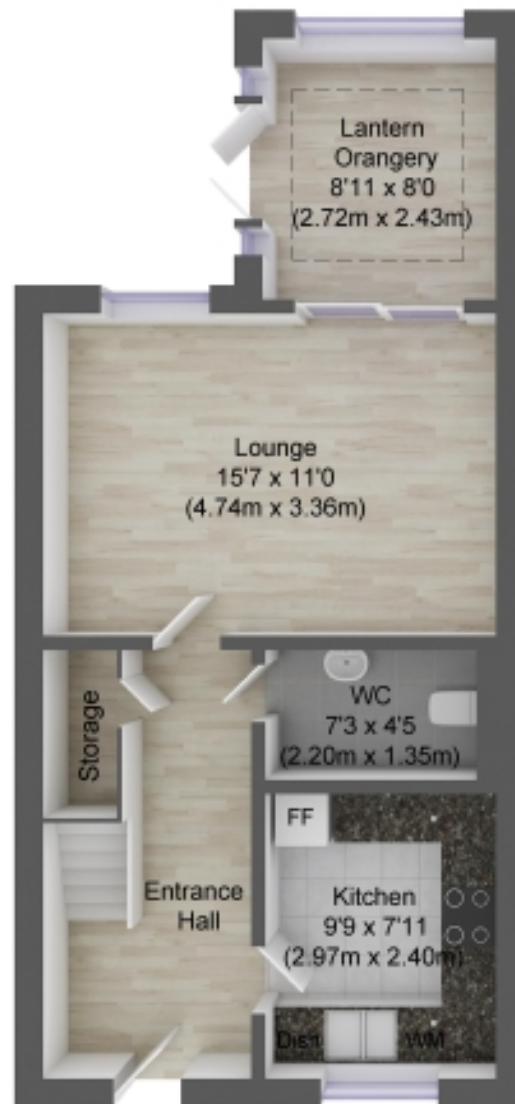
Floorplans



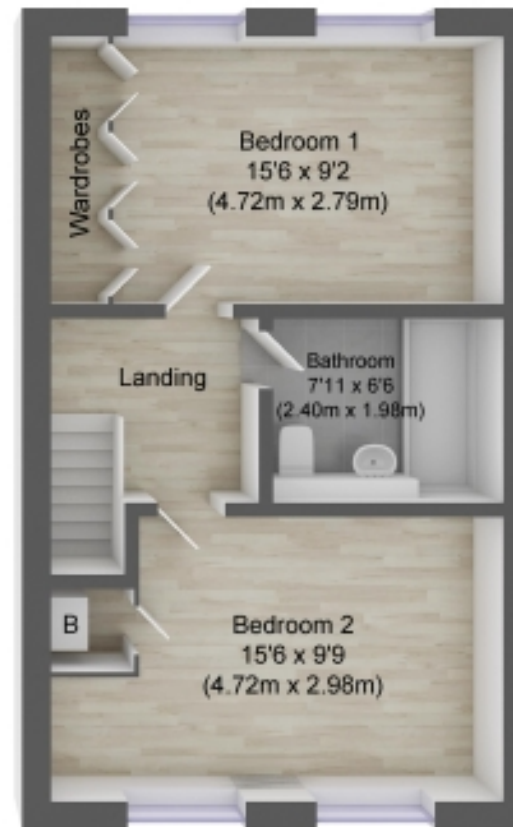
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Floorplans



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Marketed by EweMove Hinckley

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