



Guide Price £300,000

3 Bedroom Detached House for sale

31 Greyhound Croft, Hinckley



**EweMove**  
SALES AND LETTINGS





## Overview

Available with NO UPWARD CHAIN, this lovely 3 bed detached nearly new property with garage is set in a quiet part of the development within easy reach of Hinckley and the road and rail networks. Ask to see the video tour!



## Key Features

- Available with NO UPWARD CHAIN!
- Large Kitchen Diner with Utility Room
- 3 Good Sized Bedrooms, 1 With Ensuite
- Relatively private Rear Garden with 2 Seating Areas
- Larger than Average Single Garage plus Driveway Parking
- 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!















**Property Description:** Available with NO UPWARD CHAIN! ASK TO SEE THE VIDEO TOUR! After parking in the garage or on the driveway, you enter the property into a central entrance hall offering privacy from callers at the door and with a useful downstairs WC, access to both lounge and kitchen diner and stairs to the first floor. To the right, the dual aspect lounge offers plenty of light with windows on 3 sides and the French doors leading directly out into the rear garden. To the left, the kitchen diner is spacious, again with plenty of light having windows on 3 sides. The dining area is to the front with the kitchen to the rear, having an excellent range of ivory wall and base units, space for a tall fridge freezer and the option of a dishwasher. Adjacent to the kitchen is a matching utility room with a second sink, plumbing for a washing machine plus an external door into the rear garden.

To the first floor there are 3 bedrooms and 2 bathrooms. Firstly, bedroom 2 is a double bedroom to the rear of the property and alongside is bedroom 3, a generous single bedroom or home office to the front of the property with airing cupboard housing the annually serviced combi boiler. Also to the front is bedroom 1, a generous double bedroom with ensuite shower room to the rear.

Outside, there is a larger than average single garage with side hinged doors and a block paved driveway for 1 vehicle. There is a modest frontage and to the rear the garden is relatively private with 2 seating areas, a central lawn and side access to the front of the property.

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 road, there are a number of green

open spaces and play areas 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 1 vehicle

Rights & Easements: Shared access to the rear garden with 1 neighbour

Council: Hinckley & Bosworth BC

Tax Band: C currently £2,048.00 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



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Total Plot (Approx): 202sqm

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.

Should you require clarification or further details on any aspect of the property, please contact us before making any transactional decision.

#### Entrance Hall

9' 10" x 3' 3" (3.00m x 1.00m)





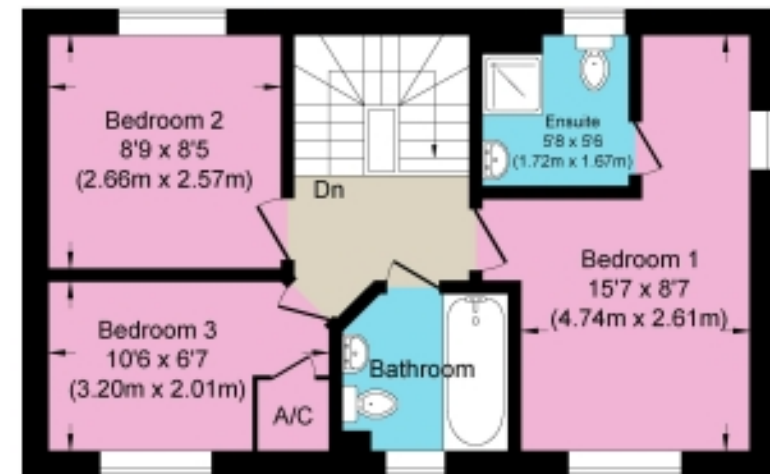
### **Driveway**

19' 0" x 13' 9" (5.80m x 4.20m)

Block paved parking for 1 vehicle to the front of the garage.



# Floorplans



First Floor

## 31 Greyhound Croft

Approximate Gross Internal Area = 83.51 sq m / 898.89 sq ft  
(Excluding Garage)

Garage Area = 17.11 sq m / 184.17 sq ft

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



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Marketed by EweMove Hinckley

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