



Omaha Drive, Hinckley LE10 0WU

£240,000

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A very spacious, semi detached home offering very flexible accommodation with a fantastic extension to the ground floor. The property, which benefits from gas central heating & double glazing, briefly comprises, reception hall, cloakroom, study or playroom, kitchen dining room which then leads to a large family room. on the first floor, there are two double bedrooms (one bedroom had originally been a lounge, this offers great flexibility of use) and the landing with stairs to the second floor. on the second floor there is a main double bedroom with ensuite, a further bedroom and a family bathroom. Outside, to the front there is a side drive with ample parking. At the rear, there is a raised decked patio which leads to the remainder of the garden, which is lawned.



Enter Via Composite Door Leading To

Reception Hall

With stairs to first floor landing, spindle balustrade, wooden floor, radiator, door to useful under stairs storage cupboard and further doors leading to

Downstairs Cloakroom

With low level flush WC, pedestal wash hand basin with tiling to splash back, radiator, opaque double glazed window and door to

Study

9'10 x 8'6 (3.00m x 2.59m)

Currently used as Utility, laminate flooring, radiator and double glazed window to front.

Kitchen/Dinning Room

15'4 x 12'2 (4.67m x 3.71m)

Kitchen Area: Excellent range of base and wall units, wooden work surfaces over, tiling to splash backs, inset ceramic one and a half drainer sink with mixer tap, space and plumbing for washing machine, integrated dishwasher, inset gas hob with built in oven and extractor hood, integrated fridge and freezer, tiled flooring, radiator and opening through to

Open Living Room Area

13'10 x 14'6 (4.22m x 4.42m)

With laminate flooring, inset spotlights, fully double glazed to rear, double glazed double doors to garden and exposed feature brick work.

First Floor Landing

With double glazed window to front, radiator, stairs to second floor and doors leading to

Bedroom/Lounge

15'4 x 12'3 (4.67m x 3.73m)

With two double glazed windows to rear and radiator.

Second Floor Landing

With loft access, spindle balustrade and doors opening to

Bedroom One

13'2 x 12'3 (4.01m x 3.73m)

With two double glazed windows, radiator, built in storage cupboard, and doors to

En Suite

Three piece suite with low level flush WC, pedestal wash hand basin, corner shower cubicle with power shower, extractor fan, chrome towel radiator and tiled flooring.

Bedroom Four

12'7 x 7'2 (3.84m x 2.18m)

With two double glazed windows, radiator and built in storage cupboard.

Main Bathroom

With low level flush WC, vanity sink unit, panelled bath with shower attachment over and glass shower screen, electric shaver point, chrome towel radiator, extractor fan, opaque double glazed window to side, tiled flooring and cupboard housing pressure hot water cylinder,

Outside

To The Front Of The Property

With broken slate decorative border, side driveway with ample parking for several vehicles, water tap and gated side access leading to

Rear Garden

With large garden shed, decked patio area, gated access and balustrade to remainder of garden, which is laid to lawn with surrounding borders with various plants and shrubs, enclosed by timber fencing, outside lighting and power.

Important Notice

1. These particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property please ask for further information.
2. Nothing in these particulars shall be deemed to be a

statement that the property is in good structural condition or otherwise, nor that any services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves on such matters prior to purchase.

3. The photograph/s depict only certain parts of the property. It should not be assumed that any contents, furnishings/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph/s. No assumptions should be made with regard to parts of the property that have not been photographed. Please ask for further information if required.

4. Any areas, measurements or distances referred to are given as a guide only and are not precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries or those which can be performed by their appointed advisers.

5. Where reference is made to planning permissions or potential uses such information is given in good faith. Purchasers should however make their own enquiries into such matters prior to purchase.

6. Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further specific enquiries to ensure that our descriptions are likely to match expectations you may have of the property.

7. The information in these particulars is given without responsibility on the part of the Sole Agents or their Clients. The particulars do not form any part of an offer or a contract and neither the Sole Agents nor their employees has any authority to make or give any representations or warranty in relation to this property.

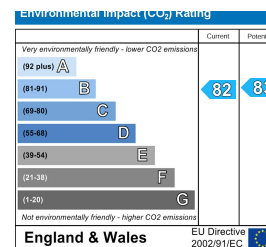
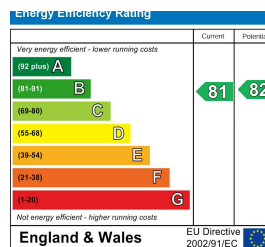
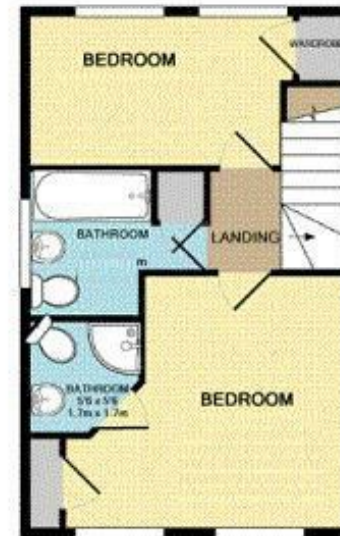
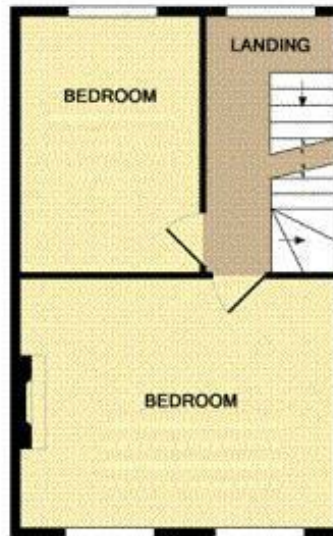
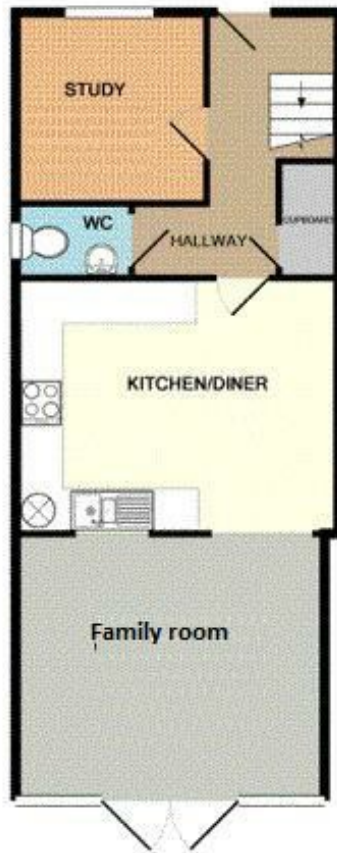
8. All main services are understood to be connected but have not been tested by the Agents.

9. We accept no liability for the content of the video and recommend a full physical viewing as usual before you take steps in relation to the property (including incurring expenditure).





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