



# 60 Holywell Fields

, Hinckley, LE10 1EJ

Offers In The Region Of £275,000



An immaculately presented 3 bedroom, 2 bathroom, modern semi detached house forming part of a popular and sought after location. The property was constructed in 2014 by the reputable 'Bellway' homes in the 'Studland' design with benefit at the time of the usual NHBC 10 year guarantee or similar 'New Build' warranty.

Additional benefits of gas central heating (condensing combination boiler), PVCu double glazing, bedroom 1 with ensuite shower (electric shower), modern bathroom with mixer shower, spacious fitted breakfast kitchen/dining room, attractive lounge, guest cloakroom, utility area, enclosed rear garden, open plan fore garden, block paved driveway, detached garage, water meter, PVCu fascia and soffit boards.

Ideally located, within walking distance of Hinckley town centre and all local amenities. The property is accessible for commuting to all major road links, including the A5, M69, M1 and M6.

MUST BE VIEWED.



**Canopy porch. 4'1" x 1'8". (1.26 x 0.52.)**

**Reception hall. 5'0" x 3'9". (1.53 x 1.15.)**

Composite double glazed door, staircase with spindle balustrade, radiator, engineered oak floor and main smoke alarm.

**Attractive lounge (front). 14'5" x 12'4". (4.41 x 3.76.)**

Engineer oak floor, PVCu double glazed window, radiator and understairs cupboard.

**Modern breakfast kitchen/dining room (rear). 12'3" x 12'0". (3.75 x 3.67.)**

Stainless steel sink, range of attractive base and wall units (3 base, 2 pan drawers and 6 wall) finished in high gloss with under lighting, associated work surfaces, split level ceramic hob, double oven (fan assisted lower oven), extractor hood (ducted), integral fridge and freezer, plumbing for a dishwasher, PVCu double glazed french doors, adjacent PVCu double glazed windows, downlights to the ceiling, extractor fan and radiator.

**Guest cloakroom. 5'8" x 3'5". (1.73 x 1.05.)**

Suite in white, wash hand basin, low flush wc, extractor fan and radiator.

**Utility area (side). 6'4" x 3'3". (1.95 x 1.01.)**

Base and wall units finished in high gloss, associated work surface, plumbing for a washing machine and a wall mounted (fan assisted) gas fired condensing combination boiler (Alpha Intec 34C).

**First floor landing. 9'9" (max) x 6'0" (max). (2.99 (max) x 1.85 (max).)**

Roof void access and mains smoke alarm.

**Bedroom 1 (rear). 9'7" x 9'5" (max). (2.93 x 2.88 (max).)**

Fitted double wardrobe with full length mirrored doors, PVCu double glazed window and radiator.

**En suite shower (rear). 8'10" (max) x 5'11" (max). (2.71 (max) x 1.82 (max).)**

Suite in white, double shower cubicle with an electric shower and side glazed screen, wash hand basin, low flush wc, downlights to the ceiling, extractor fan and ladder style radiator.

**Bedrom 2 (front). 12'0" (max) x 8'11" (max). (3.67 (max) x 2.74 (max).)**

PVCu double glazed window, radiator and laminate floor.

**Bedroom 3 (front). 11'9" (max) x 6'6" (max). (3.59 (max) x 1.99 (max).)**

PVCu double glazed window, radiator, and fitted cupboard.

**Modern bathroom (side). 7'10" x 5'6". (2.41 x 1.68.)**

full suite in white, panel bath with a mixer shower and side screen, pedestal wash hand basin, low flush wc, laminate floor, downlights to the ceiling, extractor fan and ladder style radiator.

**Outside.**

Open fore garden.

Block paved driveway (2 cars).

Enclosed rear garden, raised decking, established lawn, water tap and side gated access.

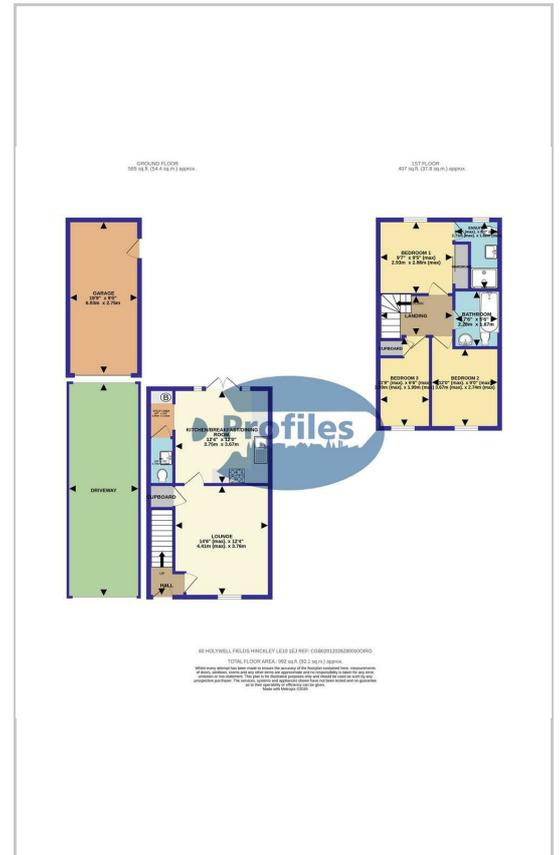
**Detached garage. 19'9" x 9'0". (6.03 x 2.75.)**

Up and over door, side composite double glazed door and storage to the roof void.

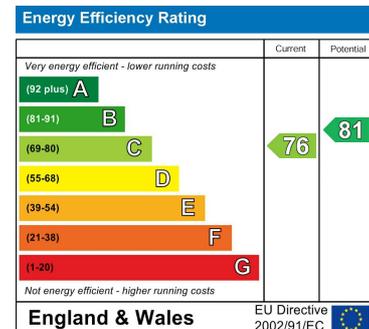
## Area Map



## Floor Plans



## Energy Efficiency Graph



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