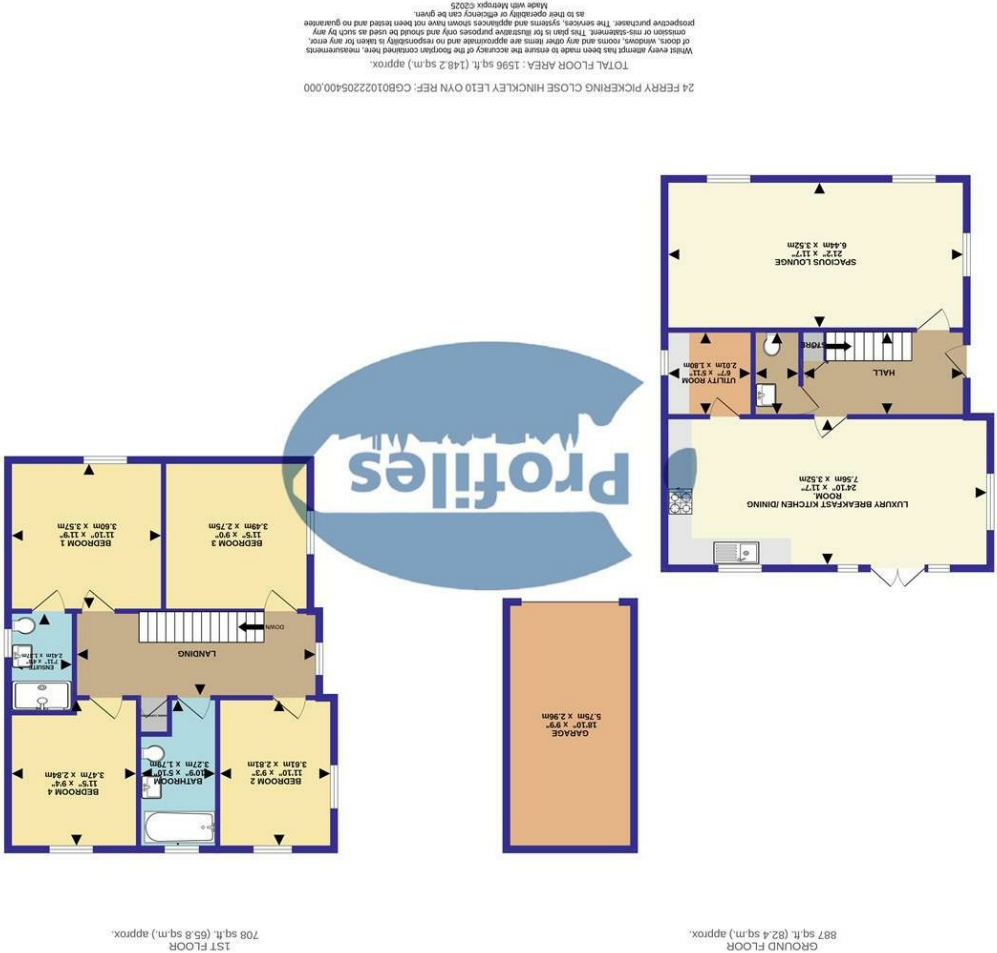


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Independent Estate Agents
Surveyors, Valuers and
Letting Agents



24 Ferry Pickering Close, Hinckley, LE10 0YN
Offers In The Region Of £400,000



24 Ferry Pickering Close, Hinckley, LE10 0YN

Offers in The Region Of £400,000

A magnificent 4 bedroom, 2 bathroom, family detached house approached by a private driveway and occupying a larger than average corner commanding position, at the head of a shared private driveway. This fantastic show standard property was constructed in 2019, by Redrow Homes 'Shaftesbury' and has the remaining period of the usual NHBC guarantee or similar 'New Build' warranty.

Additional benefits of, gas central heating (condensing boiler), 4 double bedrooms, bedroom 1 with ensuite shower, modern family bathroom, spacious open plan luxury fitted breakfast kitchen /dining room, guest cloakroom, utility room, PVCu double glazing, PVCu fascia and soffit boards, landscaped gardens, detached garage, driveway with parking for several cars and water meter etc.

The property is conveniently located close to all local amenities and Clarendon Park whilst being accessible for commuting to all major road links such as the A5, M69, M1 and M6.

MUST BE VIEWED.

Reception hall.

12'4" X 6'7".
Staircase with spindle balustrade, composite double glazed door and mains smoke alarm.

Guest cloakroom.

6'7" X 3'7".
Suite in white, low flush wc, wash hand basin, amtico floor, radiator and extractor fan.

Spacious lounge (side), Dual aspect.

21'1" X 11'6".
PVCu double glazed windows and radiators.

Modern breakfast kitchen / dining room. (side).

24'10" X 11'6".
11//2 bowed stainless steel sink unit, range of luxurious base and wall units (inclusive of pan drawers) finished in high gloss soft cream, associated contrasting work surfaces, split level gas hob, electric (fan assisted) oven, extractor hood, fitted fridge, freezer, dishwasher, PVCu double glazed window, PVCu double glazed french doors, and amtico floor.

Utility room (rear).

6'7" X 5'10".
Wall mounted fan assisted gas fired condensing regular boiler (Logic Heat 15), comprising 1 base unit finished in high gloss white, associated work surfaces, plumbing for a washing machine, PVCu double glazed side window, radiator, extractor hood and amtico floor.

First floor landing.

16'1" X 6'9".
Roof void access hatch, airing cupboard and feature triangulated PVCu double glazed window.

En-suite shower (rear).

7'10" X 4'5".
Suite in white, fitted double shower cubicle with mixer shower, wash hand basin, low flush wc, obscure PVCu double glazed window, ceramic tiled floor, downlights to the ceiling, shaver point and chrome ladder style radiator.

Bedroom 2 (side).

11'10" X 9'2".
PVCu double glazed window and radiator.

Bedroom 3 (side).

11'5" X 9'0".
PVCu double glazed window and radiator.

Bedroom 4 (side).

11'4" X 9'3".
PVCu double glazed window and radiator.

Modern bathroom (side).

10'7" (max) X 5'10" (max).
Full suite in white, panel bath with mixer shower, wash hand basin in vanity unit, low flush wc, amtico tiled floor, chrome ladder style radiator, downlights to the ceiling and extractor fan.

Outside.

Low maintenance front and side gardens.
Tarmacadam driveway with parking for several cars.
Enclosed walled landscaped rear garden with artificial lawn, paved patio and side gated side access.



Detached garage.
18'10" X 9'8".
Up and over door, light and power points with storage within the roof space.



Bedroom 1 (side).

11'9" X 11'8".
PVCu double glazed window and radiator.