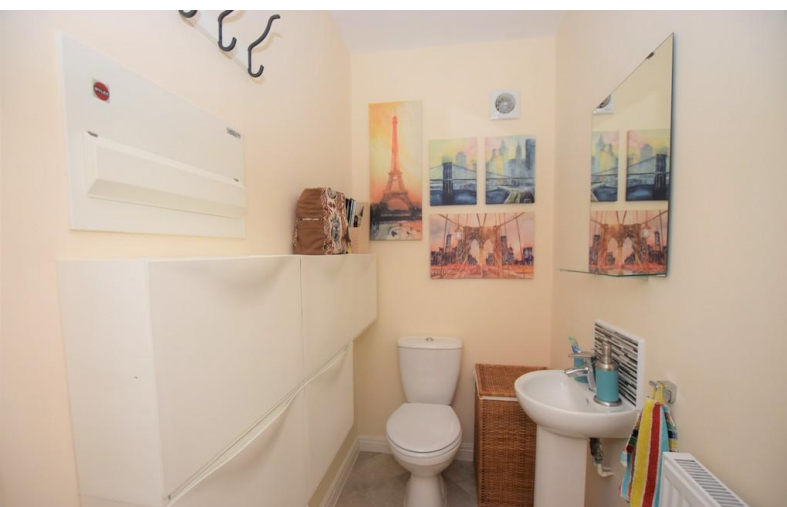


# FOR SALE



## Shapinsay Drive, Hinckley

The 'Avocet' is a three bedroom detached Jelson built house situated within a pleasant highly regarded location within Hinckley. The property, which benefits from the remainder NHBC, gas central heating & uPVC double glazing, briefly comprises, reception hall, ground floor cloakroom, lounge, kitchen diner. On the first floor there are three bedrooms, master with built-in wardrobe and a family bathroom. Outside, the property has off street double driveway and a detached garage, to the rear there is an enclosed garden, at the front the property there is a lawn and it over looks the green. VIEWING IS HIGHLY RECOMMENDED CALL MARTIN AND CO 01455 636349

**£239,950**

**MARTIN&CO**



- **THREE BEDROOM DETACHED HOUSE**
- **LOUNGE**
- **KITCHEN DINER**
- **DOWNSTAIRS CLOAKROOM**
- **ALARM SYSTEM**
- **OFF ROAD PARKING**
- **DETACHED GARAGE**

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ENTER VIA COMPOSITE DOOR LEADING TO

ENTRANCE HALL With stairs to first floor landing, doors to

DOWNSTAIRS CLOAKROOM With low level flush wc, wash hand basin, radiator.

LOUNGE 16' 3" x 10' 8" (4.95m x 3.25m) With double glazed window to front, radiator, double glazed French doors to rear.

KITCHEN DINER 12' 0" x 10' 0" (3.66m x 3.05m) With an excellent range of wall and base units with roll edged worksurfaces over and tiling to splash back, one and a half drainer sink with mixer tap, cupboard housing boiler, understairs storage cupboard, tiled flooring, plumbing for washing machine, built in oven





with gas hob with extractor hood over, double glazed window to rear, double glazed door to rear.

**FIRST FLOOR LANDING** With double glazed window to rear, loft access, doors to

**BEDROOM ONE** 13' 4" max x 9' 7" (4.06m x 2.92m)  
With double glazed window to front, radiator, built-in wardrobe.

**BEDROOM TWO** 10' 9" x 8' 1" (3.28m x 2.46m) With double glazed window to front, radiator, built in cupboard.

**BEDROOM THREE** 7' 10" x 7' 7" (2.39m x 2.31m)  
With double glazed window to rear, radiator.

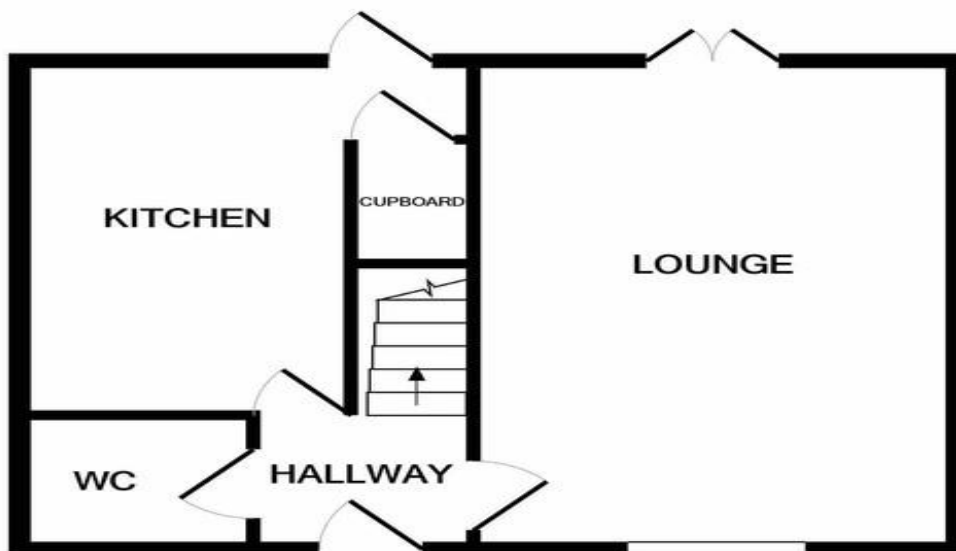
**BATHROOM** With three piece suite comprising of low level flush wc, pedestal wash hand basin, panelled bath with shower over and glass shower screen, tiling to splash backs, heated towel rail, opaque double glazed window to side.

**OUTSIDE** To the front of the property there is lawn and slabbed path, external water tap, off road parking for two cars leading to detached garage with up and over door, power, lighting and eaves storage space, gated access leads to

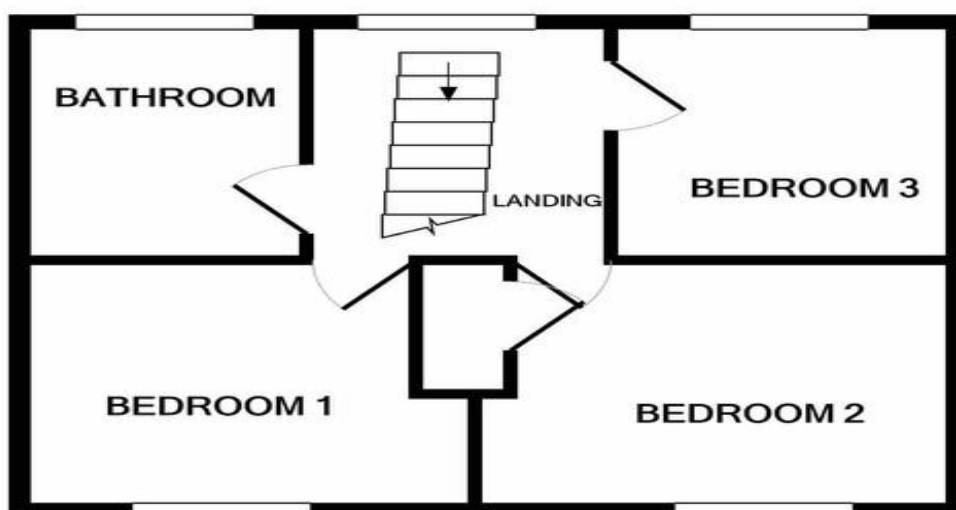


**REAR GARDEN** With patio area, slabbed path leading to external garage door, remainder of the garden is laid to lawn and is enclosed by brick wall and timber fencing.





GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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