



PE PICKER
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ESTATE AGENTS

Trent Road, Hinckley LE10 0YA

Offers In Excess Of £210,000

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110 CASTLE STREET,
HINCKLEY, LE10 1DD
01455 612613

*** CHAIN FREE!!! *** Welcome to Trent Road, Hinckley, where you'll find this charming two-bedroom semi-detached bungalow nestled in a tranquil cul-de-sac. This property boasts a spacious, modern interior that has been meticulously maintained, offering a comfortable and inviting atmosphere.

Upon entering, you'll be greeted by a spacious hallway, with access to a bright and airy living space, perfect for relaxation or entertaining guests. The kitchen is well-planned and includes an integrated fridge freezer, and ample storage. Two generously sized bedrooms provide comfortable accommodation.

Outside, the low-maintenance rear garden provides a private sanctuary for enjoying the outdoors, with plenty of space for alfresco dining or gardening enthusiasts. Additionally, a detached garage offers convenient parking and additional storage options.

Located in Hinckley, residents of Trent Road enjoy easy access to a range of local amenities. Nearby shops, restaurants, and cafes cater to everyday needs, while parks and green spaces provide opportunities for outdoor recreation. Excellent transport links make commuting a breeze, with the town centre and surrounding areas easily accessible.

In summary, this two-bedroom semi-detached bungalow on Trent Road offers a modern, well-maintained living space in a peaceful cul-de-sac setting, perfect for those seeking comfort, convenience, and a relaxed lifestyle in Hinckley.

Council tax band B. EPC Rating D.



Enter Via Double Glazed Door into

Entrance Hallway

With central heating thermostat, central heating radiator, access to loft hatch and door to

Lounge

11'6" x 14'9" (3.507 x 4.516)

With large UPVC bay window to the front aspect, central heating radiator, decorative fireplace with gas living flame fire, marble hearth and surround.

Kitchen

With a range of wood effect units, roll edge contrasting work surface over, tiling to splash backs, wall mounted Worcester Bosch boiler, space and connections for a free standing electric oven, space and plumbing for washing machine, built in fridge/freezer, stainless steel sink with mixer tap, UPVC double glazed window looking into conservatory, central heating radiator and UPVC double glazed door leading into

Conservatory

13'0" x 9'5" (3.981 x 2.885)

With tiled flooring, numerous double glazed windows looking out over the rear garden and UPVC double glazed door opening out to rear.

Bedroom One

11'6" x 9'9" (3.507 x 2.981)

With central heating radiator, UPVC double glazed window to the rear aspect, built in wardrobe and access to airing cupboard.

Bedroom Two

8'1" (to wardrobes) x 7'4" (2.474 (to wardrobes) x 2.237)

With central heating radiator, UPVC double glazed bay window to the front aspect and built in wardrobes with sliding mirror doors.

Wet Room

With UPVC cladding to all walls, stainless steel effect heated towel rail, wash basin with vanity unit, UPVC double glazed window with frosted glass, low level button flush toilet, main shower, spotlights to ceiling and ceiling mounted extractor.

Outside

To The Front of the Property

There is a lawned garden with tarmac driveway which could easily accommodate 3 vehicles, access to detached garage via up and over garage door and gated access to

Rear Garden

Low maintenance garden which is mainly paved, elevated lawn area, rear access to garage and timber fencing to all boundaries.

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).

10. Copyright and Social Media: Unless we agree otherwise with you in writing, we hold the copyright on all photographic and video marketing material used to market your home and these should not be reproduced by any third party without our express consent. Furthermore, we reserve the right to use these for marketing initiatives in order to promote your property or the Company. We may use various options for marketing including all social media and mailing campaigns and should you have any concerns relating to this then you should let us know as soon as possible.
MONEY LAUNDERING REGULATIONS -In line with current money laundering regulations, prospective buyers who have an offer accepted on a property, will be asked to provide us with photo I.D. (e.g. Passport, driving licence, bus pass etc) and proof of address (e.g. Current utility bill, bank statement etc). You will also be asked to provide us with proof of how you will be funding your purchase. We ask for your cooperation in this matter as this information will be required before a sale can be agreed.

LEASEHOLD INFORMATION

OVER 55'S ONLY. Service charge of £128.55 per month. Please be advised that the Scheme is designed for 'Independent Retirement Living' and no care or assistance is provided by Longhurst Group.

Service charge covers the call system/lifeline costs, grounds maintenance, communal cleaning, window cleaning, communal utility charges, communal repairs, heating service contracts, buildings insurance, management fees and administration costs, planned and cyclical fund contribution, major repairs/renewals contribution.

Service charges are reviewed annually on the 1st April.

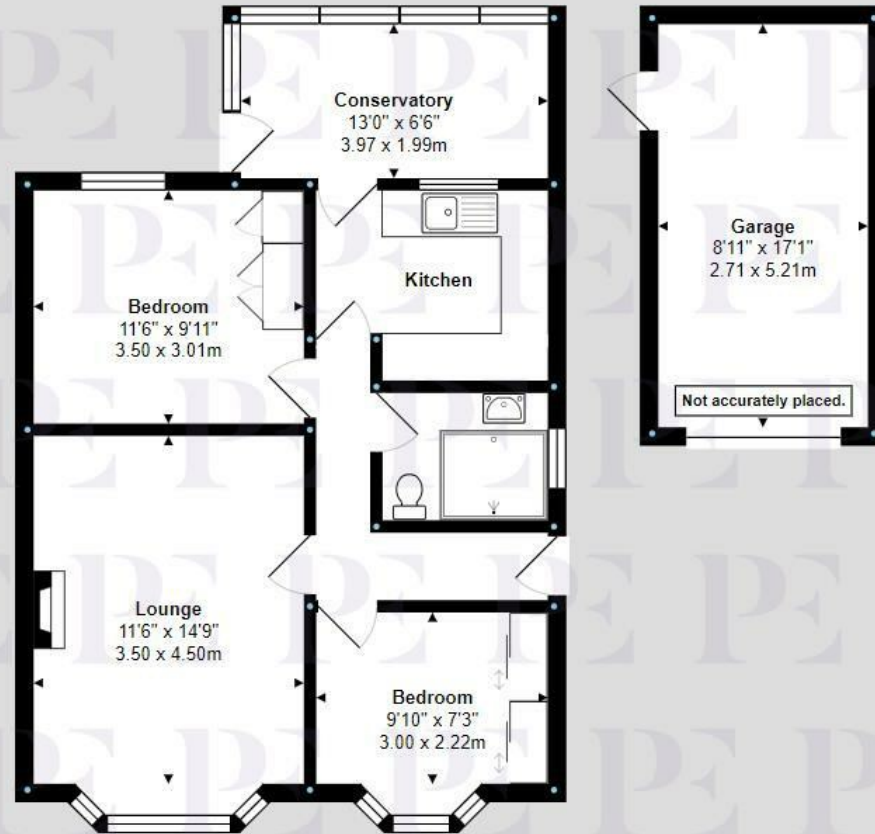
On resale of the property:

- a) The organisation's administration costs and expenses of £350.00 + VAT
- b) Legal fees of £425 + VAT and disbursements incurred by the organisation.
- c) A contribution towards the major repairs fund being 0.5% of the original purchase price multiplied by each full (or part year) of occupation.
- d) Any service charge arrears to the date of completion.
- e) Any other outstanding costs.



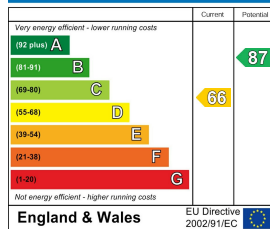


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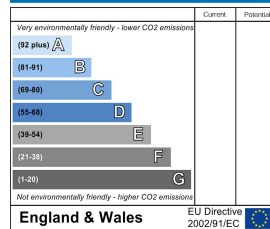


Total Area: 655 ft² ... 60.9 m² (excluding garage)
 All measurements are approximate and for display purposes only.

Energy Efficiency Rating



Environmental Impact (CO₂) Rating



Registered company name: **Picker Elliott LTD**
 Company registration number: **09153786**
 VAT Number: **199 0836 58**

