



Property Description

Discover the charm of this traditional double bayed detached property, ideally situated in a highly regarded location close to the town centre. Recently renovated, this home features uPVC double glazing and gas central heating for modern comfort. Enjoy the inviting storm porch, spacious entrance hall, and a cozy lounge complete with a log burner. The open plan dining kitchen is perfect for entertaining, complemented by a rear lobby and utility area with a convenient WC. With three well-proportioned bedrooms and a stylishly refitted tiled bathroom, this property offers ample space for family living. Additional highlights include off-road parking, a single garage, and large rear gardens, making this home a must-see. Viewing is highly recommended.



Storm Porch

Entrance Hall

having ceiling light point, staircase to first floor with cupboard under.

Lounge 3.53m x 3.49m (11' 7" x 11' 5") *plus bay*

having walk in uPVC double glazed square bay window to front aspect, ceiling light point and spot lighting, radiator, television aerial point and inset fireplace with log burner.

Dining Area 3.99m x 3.27m (13' 1" x 10' 9")

having uPVC double glazed windows to rear aspect, ceiling light point and spot lighting, radiator and access to...

Kitchen Area 3.00m x 1.93m (9' 10" x 6' 4") *min*

having uPVC double glazed window to side aspect, ceiling light point, range of matching wall and base units with work surfaces over, 1 1/2 bowl drainer sink unit with mixer taps, built in oven with electric hob and extractor over, appliance recess for a fridge/freezer.

Lobby

having uPVC double glazed door to side and access to...

Utility/WC

having low level flush wc and plumbing for automatic washing machine.

First Floor Landing

having uPVC double glazed window to side aspect, ceiling light point and loft access.

Bedroom One 3.49m x 3.32m (11' 5" x 10' 11") *plus bay*

having walk in uPVC double glazed square bay window to front aspect, ceiling light point and radiator.

Bedroom One 3.98m x 3.28m (13' 1" x 10' 9")

having uPVC double glazed window to rear aspect, ceiling light point and radiator.

Bedroom Three 2.36m x 1.93m (7' 9" x 6' 4")

having uPVC double glazed window to front aspect, ceiling light point, built in cupboard and radiator.

Family Bathroom

having uPVC double glazed window to rear aspect, fully tiled walls, ceiling light point and extractor, heated towel rail, three piece white suite comprising low level flush wc, wash hand basin and side panelled bath with power shower over.

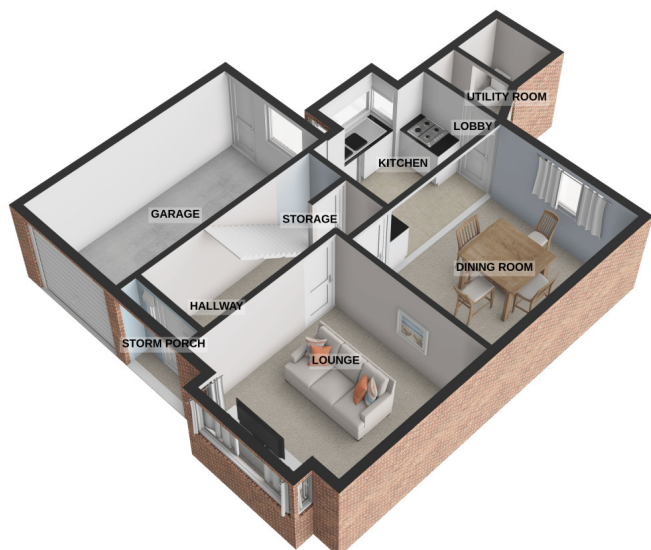
Outside Front

having full width paved low maintenance frontage allowing ample off road parking, access to single garage with up & over door, light, power, window and courtesy door to rear. Gated access to side leads to....

Outside Rear

having paved patio, and large mainly laid to lawn garden and timber shed.

GROUND FLOOR
612 sq.ft. (56.8 sq.m.) approx.



1ST FLOOR
431 sq.ft. (40.0 sq.m.) approx.



TOTAL FLOOR AREA : 1043 sq.ft. (96.9 sq.m.) approx.

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.
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34, Welwyn Road
HINCKLEY
LE10 1JE

Energy rating

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Valid until

27 November 2027

Certificate number

9721-2832-7897-9523-9061

