



Property Description

Discover the charm of this traditional detached property, ideally located within walking distance of the town centre. Featuring gas central heating and double glazing, this home offers a welcoming entrance hall, a spacious lounge, a dining room, and a fitted kitchen with a utility area and cloakroom/WC. Upstairs, you will find three comfortable bedrooms and a well-appointed bathroom. Enjoy the convenience of off-road parking at both the front and side of the property, along with a large, enclosed rear garden perfect for outdoor activities. Viewing is highly recommended to fully appreciate this delightful home.



Entrance Hall 14' 8" x 6' (4.47m x 1.83m)

Having double glazed windows to front and side aspect, ceiling light point, wall light point, coving to ceiling, dado rail, double panelled radiator, telephone point (subject to usual regulations), storage cupboard, staircase to first floor landing.

Lounge 12' x 11' 4" (3.66m x 3.45m)

Having double glazed bay window to front aspect, double glazed window to side aspect, ceiling light point, two wall light points, coving to ceiling, double panelled radiator, television aerial point, open fire with tiled surround and tiled hearth.

Kitchen 8' 6" x 7' 8" (2.59m x 2.34m)

Having double glazed window to side aspect, ceiling light point, coving to ceiling, a range of wall and base units with roll edge worksurfaces, single bowl drainer sink unit with mixer taps, plumbing for washing machine, gas cooker and hob with extractor hood over.

Utility 6' 6" x 5' 4" (1.98m x 1.63m)

Having ceiling light point, double panelled radiator, plumbing for dryer, door to side aspect.

Dining Room 12' x 10' 4" (3.66m x 3.15m)

Having double glazed window to side aspect, ceiling light point, coving to ceiling, double panelled radiator, open fire with tiled surround and tiled hearth, uPVC double glazed french door to rear aspect.

Cloakroom / WC

Having ceiling light point, single panelled radiator, low level flush wc.

First Floor Landing

Having double glazed window to side aspect, ceiling light point, coving to ceiling, dado rail, loft access with lighting within.

Bedroom One 12' x 11' 4" (3.66m x 3.45m)

Having double glazed windows to rear and side aspect, ceiling light point, coving to ceiling, dado rail, single panelled radiator.

Bedroom Two 11' 4" x 11' 2" (3.45m x 3.4m)

Having double glazed bay window to front aspect, ceiling light point, coving to ceiling, single panelled radiator.

Bedroom Three 8' x 7' (2.62m x 2.13m)

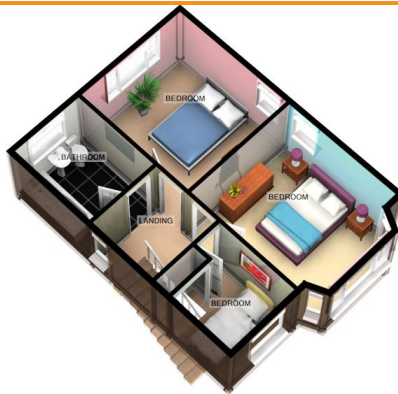
Having double glazed window to front aspect, ceiling light point, coving to ceiling, single panelled radiator.

Bathroom

Having double glazed opaque window to rear aspect, spotlights, coving to ceiling, single panelled radiator, four piece suite comprising of low level flush wc, pedestal wash hand basin, side panelled bath, shower cubicle.

Outside

Having a larger than average driveway with ample off road parking, gated access to enclosed rear garden with paved patio area, shaped lawn with mature borders.



1ST FLOOR
APPROX. FLOOR
AREA 430 SQ.FT.
(40.0 SQ.M.)



GROUND FLOOR
APPROX. FLOOR
AREA 496 SQ.FT.
(46.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 927 SQ.FT. (86.1 SQ.M.)

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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62 Clarence Road
HINCKLEY
LE10 1DR

Energy rating

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Valid until

19 April 2032

Certificate number

8232-0524-4100-0821-5292

