



Property Description

Discover the perfect blend of modern living and convenience with this stylish end terraced property, ideally situated on the edge of the town centre. Boasting no upward chain, this home features uPVC double glazing and gas central heating for year-round comfort. Enjoy a spacious lounge, a contemporary breakfast kitchen with refitted units, and a delightful conservatory that invites natural light. With two generous double bedrooms and a luxurious refitted bathroom, this property is designed for relaxation. Additional highlights include off-road parking with potential for a garage, a low-maintenance rear garden, and a charming foregarden. Viewing is highly recommended to fully appreciate this exceptional home.



Lounge 5.47m x 3.43m (17' 11" x 11' 3")

having uPVC double glazed window, three wall light points, radiator and staircase to first floor.

Breakfast Kitchen 3.40m x 2.78m (11' 2" x 9' 1")

having glazed window and part glazed door to conservatory, ceiling light point, built in storage cupboard, range of matching refitted kitchen units with work surfaces over, tiled splash backs, 1 1/4 bowl drainer sink unit with mixer taps, built in oven with electric hob and cooker hood over. Cupboard housing combi boiler.

Conservatory 2.95m x 2.95m (9' 8" x 9' 8") Max

having part brick and part glazing construction with tiled flooring and French doors to garden.

First Floor Landing

having uPVC double glazed window, ceiling light point, loft access and radiator.

Bedroom One 3.47m x 3.08m (11' 5" x 10' 1")

having uPVC double glazed windows, ceiling light point and radiator.

Bedroom Two 3.44m x 2.94m (11' 3" x 9' 8")

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

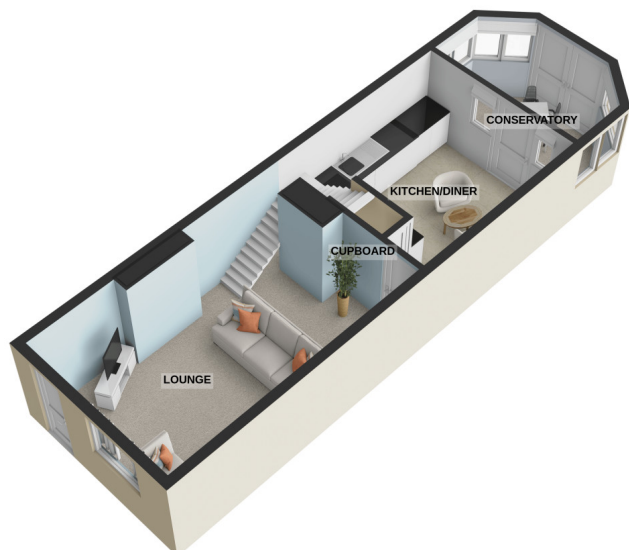
Refitted Luxury Bathroom 2.32m x 2.26m (7' 7" x 7' 5")

having uPVC double glazed window, ceiling spot lights, partial tiling to walls, three piece suite comprising panelled bath, wash basin and low level flush wc.

Outside

having small foregarden which is pebbled, communal access to side leads to paved parking area with scope to build a garage subject to planning, gated access to garden, with low maintenance pattern paved garden with edging and borders.

GROUND FLOOR
409 sq.ft. (38.0 sq.m.) approx.



1ST FLOOR
348 sq.ft. (32.3 sq.m.) approx.



TOTAL FLOOR AREA : 756 sq.ft. (70.3 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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101 Queens Road
HINCKLEY
LE10 1ED

Energy rating

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Valid until

6 October 2035

Certificate number

9310-2703-7500-2405-0541

