



**Connells**

Teign Bank Road  
Hinckley



## Property Description

This traditional three-bedroom detached property offered with no chain and situated in a popular and convenient location close to local amenities.

The accommodation comprising of an open entrance porch, hallway, a large lounge with bay window through to dining room with door leading to rear garden, kitchen, outbuilding to rear with WC, two spacious double bedrooms, further single bedroom and a family bathroom.

The property benefits a good size long garden to the rear with mainly laid to lawn area and mature shrubbery and fenced boundaries, UPVC double glazing and gas fired central heating.

## Porch

Open archway porch with UPVC door to the front elevation.

## Entrance Hallway

With radiator, two under stairs storage cupboards, stairs off to the first floor and wooden style flooring. Access to the first floor accommodation.

## Lounge

13' 10" x 11' 3" ( 4.22m x 3.43m )  
Having curved radiator into bay window, coving, inset gas fire with surround and

marble style hearth, TV aerial point, two wall light points and carpet flooring. UPVC double glazed bay window to the front elevation.

## Dining Room

12' x 10' 10" ( 3.66m x 3.30m )  
Having continued carpet flooring, radiator, coving, two wall light points and UPVC door to the rear leading into the rear garden.

## Kitchen

8' 9" x 6' 10" ( 2.67m x 2.08m )  
Having a range of white wall and base units with cupboards and drawers, work surfaces over, double stainless steel sink unit with mixer tap, tiled splashback surround, appliance recess points, cooker extractor hood and radiator. UPVC double glazed window to the side elevation. Door to rear.

## First Floor Landing

Having carpet flooring and coving. Giving access to the first floor accommodation.

## Bedroom One

14' 6" x 10' 11" ( 4.42m x 3.33m )  
Having curved radiator into bay window, fitted wardrobes with over bed unit, carpet flooring and UPVC double glazed bay window to the front elevation.

## Bedroom Two

12' 1" x 10' 11" ( 3.68m x 3.33m )

Having radiator, coving, fitted wardrobes with over bed unit and wooden flooring. UPVC double glazed window to the rear elevation.

## Bedroom Three

8' 11" x 6' 11" ( 2.72m x 2.11m )

Having radiator, built-in cupboard, coving, carpet flooring and UPVC double glazed window to the front elevation.

## Bathroom

7' 11" x 6' 11" ( 2.41m x 2.11m )

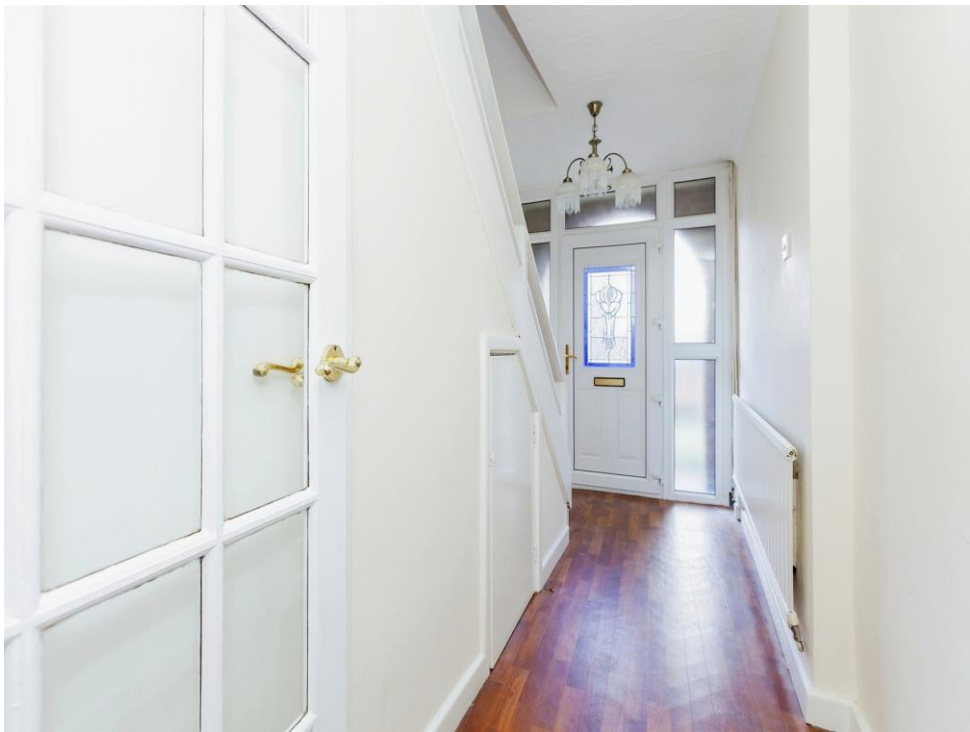
Comprising panel bath with electric shower over, hand wash basin and WC, ceramic tiled walls, vinyl flooring and radiator. Storage cupboard and UPVC double glazed obscure window to the rear elevation.

## To The Outside

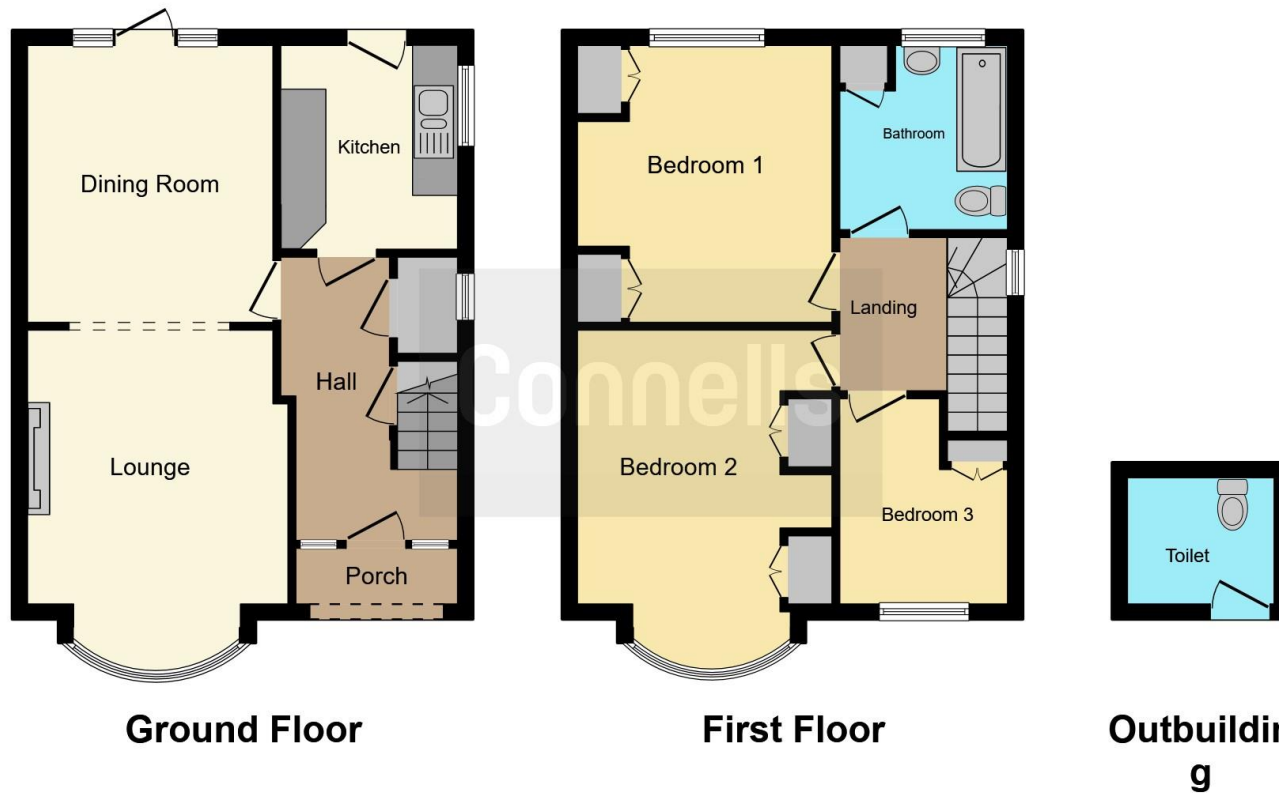
To the front of the property there is a low wall with gated access, paved pathway and laid to lawn area. Side access to the rear garden.

The large rear garden has a good size laid to lawn garden with paved patio, matured shrubbery, small trees and fenced boundary. Outbuilding with WC.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

**T 01455 230523**  
**E [hinckley@connells.co.uk](mailto:hinckley@connells.co.uk)**

88 Castle Street  
 HINCKLEY LE10 1DD

**EPC Rating: C**

**view this property online [connells.co.uk/Property/HIN312089](http://connells.co.uk/Property/HIN312089)**

Tenure: Freehold



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