



**Connells**

Frederick Avenue  
Hinckley





## Property Description

Situated on a quiet and well-established residential street, enjoys a prime location in the popular market town of Hinckley.

Frederick Avenue benefits from excellent transport links, with the nearby A5 and M69 providing easy access to Leicester, Coventry, and Birmingham. Hinckley railway station, offering direct services to major cities, is within convenient reach, making this a great choice for commuters.

The property is close to a variety of local amenities, including supermarkets, shops, cafes, and restaurants located in Hinckley's thriving town centre. Families will appreciate the range of reputable schools in the area, catering to children of all ages.

The property has been much improved to include newly fitted kitchen and conservatory, refurbished bathroom, replacement of windows and exterior doors, newly painted soffits and fascia. Windows / external doors / conservatory glass element replaced throughout. Remedial work on the ridge tiles

Suffixes / facias / guttering replaced, installed by Anglian Windows. Lounge plaster boarded included the ceiling. Wiring checked out at the time of improvements. Radiators replaced throughout. Where applicable the works incorporate the manufacturer's warranty/guarantee.

Combining a peaceful residential setting with access to modern conveniences and

recreational facilities, 3 Frederick Avenue offers an excellent location for a comfortable and connected lifestyle.

## Ground Floor

### Hallway

Having composite door to the front elevation, tiled flooring, stairs off to the first floor and giving access to the ground floor accommodation.

### Lounge/Dining Room

14' 2" x 10' 7" ( 4.32m x 3.23m )

Having brick-built feature fireplace with wood burning stove (fitted in 2020), wooden flooring, radiator, coving, wall lights, window to the rear elevation and bay window to the front elevation.

### Kitchen

8' x 15' 3" ( 2.44m x 4.65m )

The kitchen is fitted with a range of white modern wall and base units with working surface over, stainless steel sink and drainer with mixer tap, freestanding oven with four ring gas hob, recess point and plumbing for washing machine, space for fridge, understairs storage cupboard, tiled flooring, radiator, window to the rear and door to the rear leading into the conservatory.

### Conservatory

The conservatory is of brick-built construction

with tiled flooring and door to the side leading into the rear garden.

## Bathroom

Comprising a white suite with panel bath and shower over, vanity wash handbasin and WC, with ceramic tiling to walls, tiled flooring and obscure window to the front elevation.

## First Floor

### Bedroom 1

14' 2" x 10' 6" ( 4.32m x 3.20m )

Bedroom 1 is a double room and has windows to the front and rear elevations, radiator, carpet flooring and access to the en-suite.

### En-Suite

Comprising vanity wash handbasin and WC.

### Bedroom 2

12' 1" x 7' ( 3.68m x 2.13m )

With laminate flooring, radiator and window to the front elevation.

### Bedroom 3

7' 2" x 9' ( 2.18m x 2.74m )

With radiator, carpet flooring and window to the rear elevation.

## To The Outside

To the front of the property there is hard standing for several vehicles, hedge and shrubbery border and side access leading to the rear garden.

The rear garden is private and enclosed with fencing and has flower and shrubbery borders. The garden is mainly laid to lawn with patio area and areas laid with decorative stones. There is a pathway leading to the rear of the garden where there is a greenhouse and timber shed.



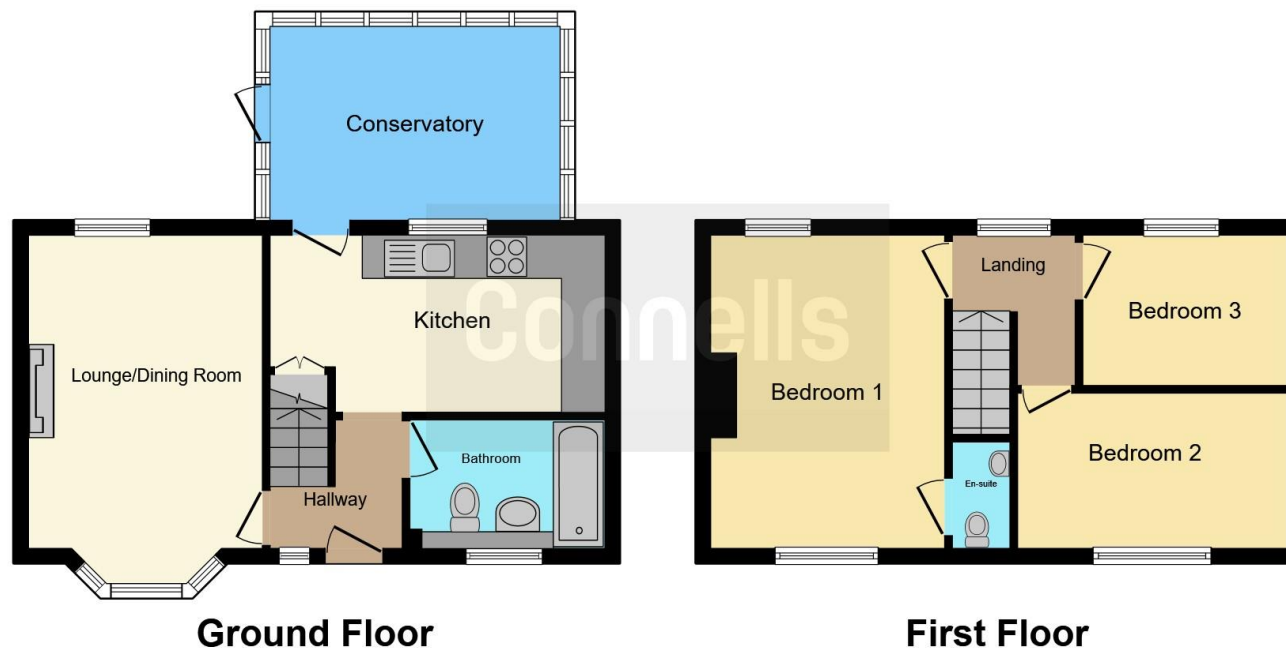












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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**EPC Rating: E**

Tenure: Freehold

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