



Not for marketing purposes INTERNAL USE ONLY

Charnwood Road
Hinckley

Charnwood Road
Hinckley LE10 1PX

for sale offers in excess of
£190,000



Property Description

Situated in a well-established residential area of Hinckley, enjoys a highly convenient location within walking distance of the town centre, local parks, and a wide range of everyday amenities. This address combines practical town living with a friendly community atmosphere, making it ideal for families, first-time buyers, and commuters alike.

Residents benefit from excellent access to Hinckley's vibrant town centre, which offers a mix of independent shops, national retailers, cafés, restaurants, and leisure facilities including The Crescent shopping and cinema complex. Local convenience stores and schools are also close by.

The property is well-connected via the A5 and M69, offering direct routes to Leicester, Coventry, and Birmingham. Hinckley railway station is nearby, providing regular services to major cities and making commuting simple.

A range of primary and secondary schools are within easy reach, including Hinckley Parks Primary School and Mount Grace High School, both well-regarded in the area.

Queens Park and Argents Mead are within walking distance, offering attractive green spaces and play areas. The area also benefits from sports clubs, gyms, and local walking routes.



Ground Floor

Lounge

12' 1" x 11' 7" (3.68m x 3.53m)

Having a feature brick fireplace, bay window to front elevation, TV point and radiator.

Kitchen

11' 8" x 9' 11" (3.56m x 3.02m)

Fully fitted kitchen with a range of wall and base units, wood effect worktops and an inset one and half bowl sink with chrome mixer tap over and drainer to side.

Having a four ring electric hob with extractor hob over inset into alcove, single oven and grill. With space for washing machine, dishwasher and fridge freezer, window and door to rear garden, coving to ceiling, radiator and ceramic tiled flooring.

First Floor

Bedroom 1

10' 10" x 9' 10" (3.30m x 3.00m)

Benefiting from a fitted double wardrobe with built in drawers, window to front elevation, coving to ceiling and radiator.

Bedroom 2

7' 1" x 5' 1" (2.16m x 1.55m)

Having window to rear elevation, coving to ceiling and radiator.

Bathroom

6' 11" x 6' 3" (2.11m x 1.91m)

Fitted with a pedestal wash basin with tiled splash back, w.c. and bathtub. Having a heated towel rail, window to rear elevation and being tiled to half height and having tiled flooring.

Loft Space

14' 3" narrowing to x 8' 11" (4.34m narrowing to x 2.72m)

Having window to rear elevation and radiator.

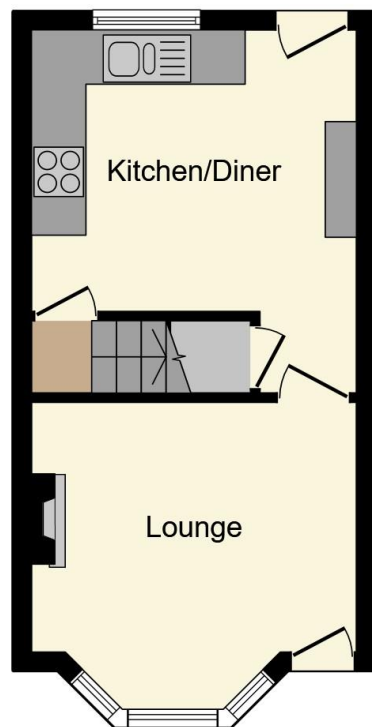
Outside

A 50ft rear garden, laid mainly to lawn with a block paved patio area and having featherboard fencing to surround.

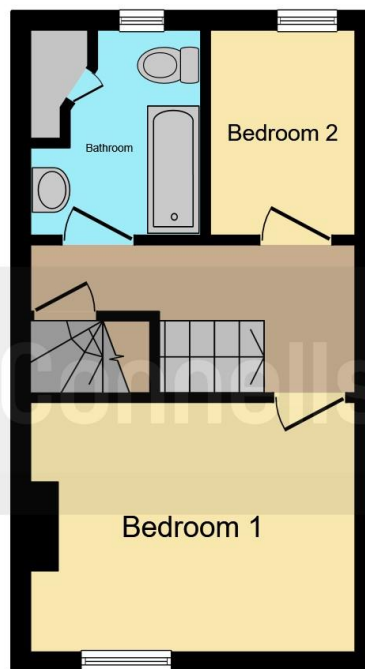




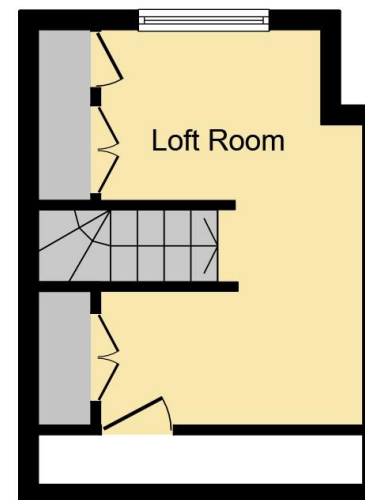




Ground Floor



First Floor



Second Floor

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

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EPC Rating: D Council Tax
 Band: A

Tenure: Freehold

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