



53 Middlefield Lane, Hinckley, Leicestershire, LE10 0QZ

HOWKINS &  
HARRISON



53 Middlefield Lane,  
Hinckley, Leicestershire, LE10 0QZ

Guide Price: £318,000

Nestled in a sought-after and family-friendly location, this family home presents a thoughtfully extended, beautifully presented three-bedroom semi-detached home boasting modern comforts, expansive living spaces, and landscaped south-west facing garden with an insulated and heated outdoor office. This exceptional property has been lovingly maintained and significantly upgraded by the current owners, offering the perfect blend of functionality, warmth, and style – ideal for modern family living. Viewing is highly recommended to fully appreciate what this exceptional property has to offer.

### Features

- Semi-detached family home
- Family-friendly location
- Three bedrooms
- Open plan living/kitchen/dining room
- Dining room doors to garden
- Family bathroom & downstairs WC
- Large South west facing garden
- Newly part gravel & tarmac driveway provides parking
- Insulated and heated outdoor office
- Energy Rating- B





## Location

Hinckley is a well located market town offering many local amenities. High Street and independent retailers offer a good range of shopping facilities and there is a good selection of public houses and restaurants to choose from. Leisure facilities are available locally with Burbage Common and surrounding countryside offering lovely walks. Hinckley is well positioned for the commuter with easy access to the motorway network. The M69, M6, and A5 are all within easy reach. Local train services are available at Hinckley station via the Leicester / Hinckley line as well as a main line service to London St. Pancras with further connections to the Eurostar service. Additional train links - Hinckley to Birmingham with connections to London Euston and West Coast mainline. There is a good selection of schools within Hinckley itself and the surrounding villages.

## Ground Floor

The newly paved and tarmac driveway provides ample parking space for multiple vehicles, offering both convenience and curb appeal. Once you step inside you are greeted with a spacious hallway that offers ample storage and leads through



to the heart of the home. The generous living room features a large log burner that efficiently heats the entire downstairs area, creating a warm and welcoming atmosphere year-round. Flowing seamlessly into the rear extension, you'll find a bright and spacious dining room and home office area, flooded with natural light thanks to two sets of double French doors that open onto the south-west facing landscaped garden, perfect for entertaining or relaxing. The kitchen is a family-friendly space with a Fisher & Paykel range cooker, fitted dishwasher, and room for a freestanding fridge freezer. There's ample space for a breakfast bar or dining table. Leading off the kitchen is a utility/boot room, featuring a sink, space and plumbing for a washer and dryer also housing the boiler. Tucked under the stairs is a newly fitted downstairs WC, ideal for busy family life.

## First Floor

Upstairs offers three generous double bedrooms, all with built-in storage. The master bedroom features fitted wardrobes and overlooks the tranquil rear garden with large windows that flood the room with light. Bedroom two is another bright and spacious double, also with built-in storage and a garden view. Bedroom three faces the front of the property and includes fitted wardrobes with pull-down rails for maximised storage. A modern family bathroom sits at the top of the stairs, recently remodelled with a Mira 360 over-bath shower, twin windows for natural light, and a fitted illuminated and heated cabinet mirror. Additional landing storage cupboards provide even more convenience.

## Outside

The south-west facing garden is beautifully landscaped and designed for easy maintenance. A fully insulated outdoor office with air conditioning (hot and cold). Multiple electric points and outdoor water taps throughout the garden. Log store at the rear of the garden and an additional log store which is thoughtfully sheltered to the side of the home. A series of covered and enclosed outbuildings offering dry storage, pantry space, and dedicated utility/clothes drying area. This property also offers a secure and enclosed side access from the driveway to the rear garden. This property offers great economical and environmental features including fully owned solar panels and Rockwarm insulation which both enhance the energy efficiency of the home.

## Viewing

Strictly by prior appointment via the selling agents Howkins and Harrison. Contact Tel:01455-559203.

## Fixtures and Fittings

Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

## Services

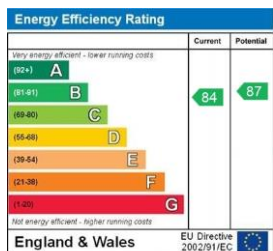
None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

## Agents Note

Additional information about the property, including details of utility providers, is available upon request. Please contact the agent for further details.

## Local Authority

Harborough District Council Tel:01858-828282.  
Council Tax Band – B



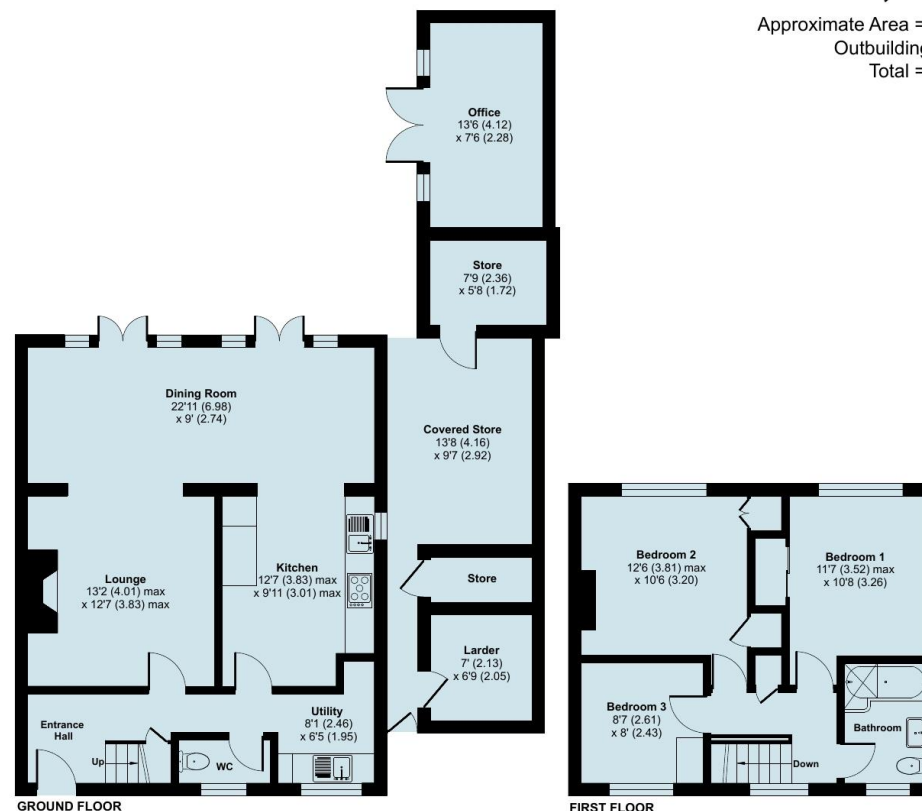
## Middlefield Lane, Hinckley, LE10

Approximate Area = 1093 sq ft / 101.5 sq m

Outbuilding = 548 sq ft / 50.9 sq m

Total = 1641 sq ft / 152.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Howkins & Harrison. REF: 1270699

## Howkins & Harrison

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Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.



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