



5 Trafford Road, Hinckley, LE10 1LY  
Offers over £450,000

wards  
Residential



Freehold. NO CHAIN. A superb opportunity to purchase a four bedroom executive detached residence located on one of Hinckley most sought after roads. Offered to the market for the first time since originally built in the late 1940s, the property benefits from a fabulous 0.27 acre plot and offers masses of potential for renovation and extension (subject to planning permission). The accommodation briefly comprises: Ground Floor: Porch, Hall, Lounge, Kitchen, Dining Room, Lobby, Store, WC and integral single Garage. First Floor: four Bedrooms and Family Bathroom. Externally, there is a driveway to the front elevation and charming mature gardens to the rear. Majority UPVC double glazing and gas fired central heating, with electric heating to the bedrooms.

### **Porch**

With UPVC double glazed sliding door.

### **Hall**

With timber door and side windows and understairs store cupboard.

### **Lounge**

**4.68 x 3.71 Metres**

With open fire with tiled hearth and wooden surround. Two alcoves with built in cabinetry. Two UPVC double glazed windows to the side elevation and one to the front.

### **Kitchen**

**2.89 x 3.92 Metres**

Fitted with a range of base and wall units with working surfaces over and stainless steel sink and drainer. Double oven with ceramic hob and extractor fan over. Under counter fridge and freezer. Vinyl flooring and UPVC double glazed window to the rear.

### **Dining Room**

**2.89 x 2.72 Metres**

With UPVC double glazed sliding door to the rear.



## Lobby

With UPVC double glazed door to the side elevation and storage cupboard.

## WC

**1.32 x 0.76 Metres**

With low flush WC and metal framed single glazed window to the side elevation.

## Garage

**5.18 x 2.59 Metres**

With up and over door, power, lighting and Ideal gas fired central heating boiler.







## Landing

With loft access hatch, built in storage cupboard, airing cupboard and feature UPVC double glazed corner window to the rear elevation.

## Bedroom 1

3.68 x 3.66 Metres

Fitted with a range of built in wardrobes with dressing table, electric heater and UPVC double glazed window to the front elevation.

## Bedroom 2

3.41 x 2.73 Metres

With a built in wardrobe, electric heater and UPVC double glazed window to the rear elevation.

## Bedroom 3

3.49 x 2.67 Metres

With electric heater and UPVC double glazed window to the front elevation.

## Bedroom 4

2.86 x 1.96 Metres

With storage cupboard and UPVC double glazed window to the front elevation.



## Bathroom

1.84 x 2.94 Metres

Fitted with three piece suite comprising pedestal sink, low flush WC and bath with shower over. Airing cupboard. Part full height tiling. Radiator and electric heating. UPVC double glazed windows to the rear and side elevation.

## Outside

To the front elevation, there is a tarmacadam driveway with lawns to either side. The property is screened from the road by hedging.

To the rear elevation, the plot and gardens are a superb feature of the property. The mature garden itself is predominantly laid to lawn with a paved patio area adjacent to the house with timber shed. The garden is enclosed by a mixture of walling, timber fencing, post and wire fencing and hedging and benefits from gated access from the front elevation.

**EPC Rating - D(63)**

**Council Tax Band - D**

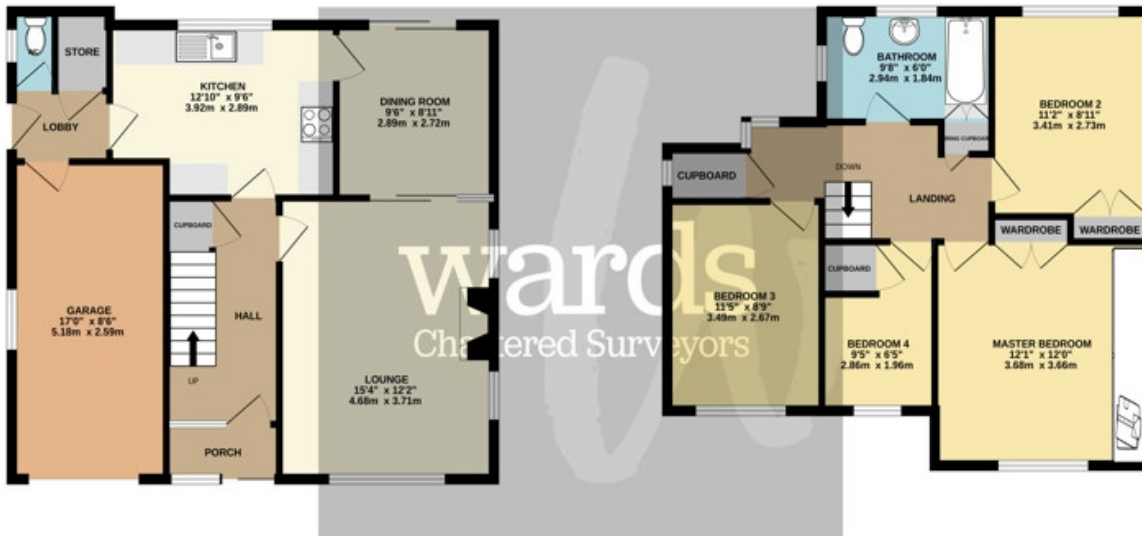
**Call 01455 251771 to make an appointment to view this property**





GROUND FLOOR  
677 sq.ft. (62.9 sq.m.) approx.

1ST FLOOR  
574 sq.ft. (53.3 sq.m.) approx.



TOTAL FLOOR AREA: 1251 sq ft. (116.2 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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