



37 Woodland Road, Hinckley, LE10 1JF  
£415,000

wards  
Residential

Freehold. A superb, traditional yet contemporary three bedroom detached house located on one of Hinckley's most sought after roads. The property has been extended on the ground floor by the current owners to provide an open-plan Kitchen/Living Area with a real wow factor. The property benefits from convenient access to local schools, the town centre and M69. In more detail, the property briefly comprises: Ground Floor: Hall, Lounge, Sitting Room, Store, WC, exceptional open-plan Kitchen/Living Area with Utility Room. First Floor: three Bedrooms and recently refitted bathroom. Externally, the property is situated on a large plot with extensive gardens and off road parking to the front elevation. Majority UPVC double glazing and gas fired central heating.

### Hall

**4.8 x 1.9 Metres**

With original timber front door with stained glass panels and side windows. Understairs store, laminate flooring, and UPVC double glazed door to the side elevation.

### Lounge

**4.6 x 3.59 Metres**

Currently used as a home office but suitable for a variety of uses. With feature open fire with tiled hearth and wooden surround. Timber flooring and UPVC double glazed bay window to the front elevation.

### Sitting Room

**3.57 x 3.64 Metres**

With laminate flooring and timber bi-fold doors to the open-plan Kitchen/Living Area.

### Kitchen/Diner

**6.8 x 6.69 Metres**

With original timber front door with stained glass panels and side windows. Understairs store, laminate flooring, and UPVC double glazed door to the side elevation.

### Utility Room

**2.02 x 1.73 Metres**

Fitted with a range of base and wall units with work surfaces over and timber folding doors to Kitchen/Living Area.



## Lobby

0.9 x 0.86 Metres

With tile floor and cupboard with plumbing for a washing machine.

## WC

1.34 x 0.86 Metres

With wash hand basin over vanity unit and low flush WC. Valliant gas fired central heating boiler. Vinyl flooring, ceiling spotlights and UPVC double glazed window to the side.

## Landing

1.87 x 1.88 Metres

With loft access hatch and UPVC double glazed window to the side elevation.

## Master Bedroom

4.67 x 3.63 Metres

With laminate flooring and UPVC double glazed bay window to the front elevation.

## Bedroom 2

3.63 x 3.65 Metres

With ceiling fan, laminate flooring and UPVC double glazed window to the rear elevation.

## Bedroom 3

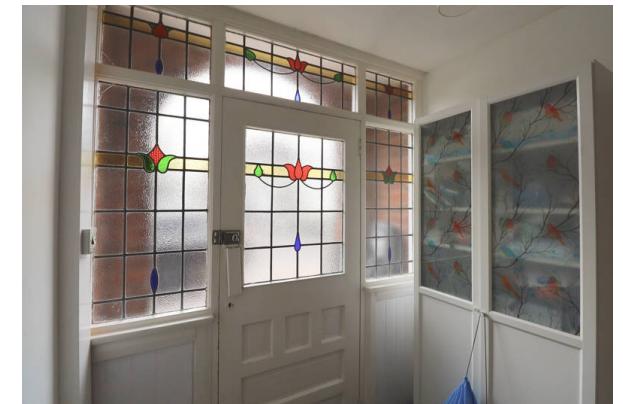
1.88 x 2.25 Metres

With laminate flooring and UPVC double glazed window to the front elevation.

## Bathroom

1.83 x 2.38 Metres

Recently refitted in a contemporary style and benefitting from a four piece white suite comprising wash hand basin over grey vanity unit, low flush bidet/WC, shower in a cubicle and bath. Easy maintenance tile effect panelling to the walls and ceiling. Heated towel rail, extractor, ceiling spotlights and UPVC double glazed window to the rear elevation.





## Outside

To the front elevation there is a open porch with electric vehicle charger. The driveway has been recently replaced by the current owners and comprises a gravel driveway with block paved edging. Gated access to the side elevation with hot and cold water feed.

To the rear elevation, the gardens are a superb feature of the property and are currently divided to provide a rear garden adjacent to the property with gated vegetable patch to the rear. Both areas are enclosed by timber fencing. There is a raised stone patio area adjacent to the dwelling with path leading to the vegetable patch. The vegetable patch benefits from two timber sheds, plastic shed and polytunnel.

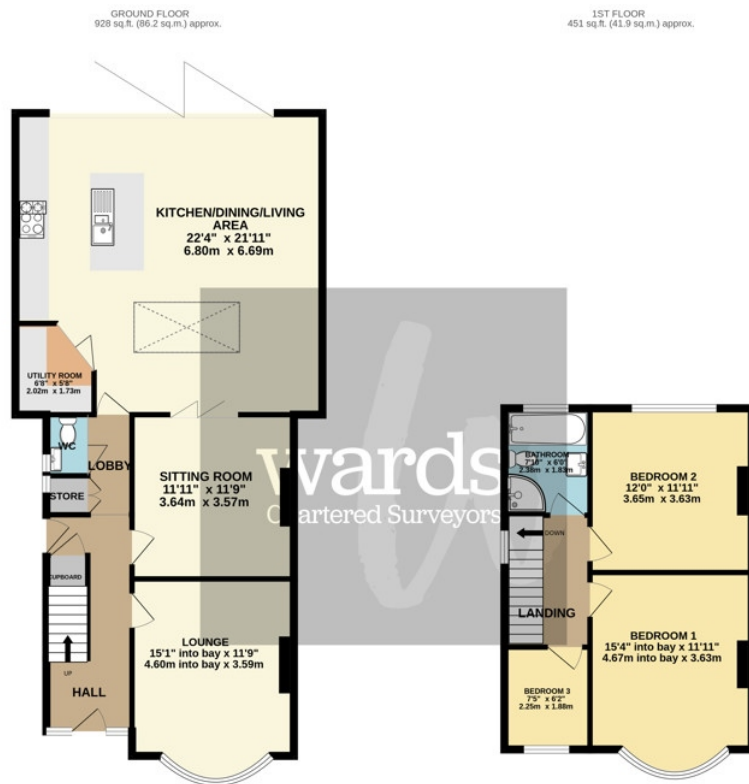


EPC - D (68)

Council Tax Band - C

Call 01455 251771 to make an appointment to view this property





TOTAL FLOOR AREA: 1378 sq.ft. (128.1 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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