



20 Trent Road, Hinckley, LE10 0XX  
£210,000

wards  
Residential



**NO CHAIN. LEASEHOLD WITH 88 YEARS REMAINING.**

A good sized two bedroom semi-detached bungalow for over 55's situated on a corner plot on the fringe of Hinckley town centre, within easy walking distance of a neighbourhood parade anchored by a Co-op foodstore and with easy access to local bus routes. The accommodation briefly comprises: Entrance Hall, Lounge, Kitchen, Conservatory, two Bedrooms and Bathroom. Externally, to the front elevation there is a driveway and lawned area and to the rear there is a larger than average easy maintenance garden.

### **Entrance Hall**

With UPVC front door and store cupboard.

### **Lounge**

**4.97 x 2.97 Metres**

With electric fire on marble effect hearth and with marble effect surround. UPVC double glazed window to the front elevation.

### **Kitchen**

**2.68 x 2.56 Metres**

Fitted with a range of wood effect base and wall units with granite effect working surfaces over and stainless steel sink and drainer. Tiled splashbacks and vinyl flooring. Worcester gas fired central heating boiler. UPVC double glazed window to the side elevation and door and window to the Conservatory.

### **Conservatory**

**1.72 x 2.45 Metres**

With laminate flooring and UPVC double glazed windows and French doors to the rear garden.

### **Bedroom 1**

**3.9 x 2.98 Metres**

With UPVC window to the rear elevation.

### **Bedroom 2**

**2.81 x 2.57 Metres**

With UPVC window to the front elevation.



## Bathroom

2.23 x 1.62 Metres

With a contemporary three-piece white suite comprising sink over a vanity unit, low flush WC and electric shower in a cubicle. Full height wall tiling and tiled floor. UPVC window to the side elevation.

## Outside

To the front elevation there is a tarmac driveway with lawned area adjacent. To the rear, there are larger than average easy maintenance gardens finished with paving slabs with planted areas interspersed. The gardens are enclosed with timber fencing and benefit from gated access from the front elevation.

## Longhurst Group

Please be advised that the Scheme is designed for 'Independent Retirement Living' and no care or assistance is provided by Longhurst Group.

## Leasehold Information

Tenure Type: Leasehold

Lease Term: 125 Years granted 06/11/1987.

Qualifying Age: Male over 55 and Female over 55

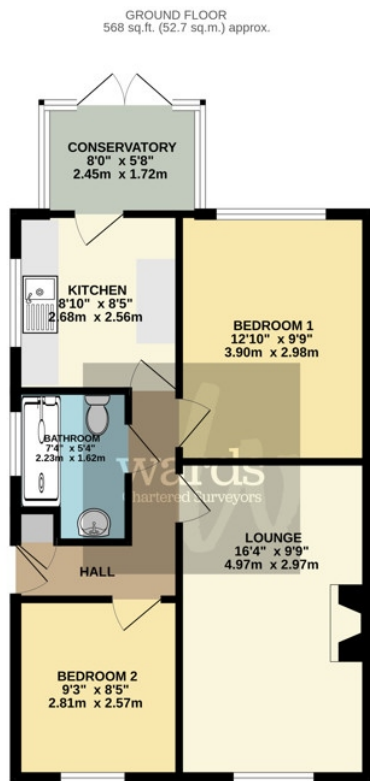
Service Charge : £128.85 per calendar month

## EPC Rating - D(68)

## Council Tax Band - B

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





TOTAL FLOOR AREA: 568 sq.ft. (52.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs 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, fixtures and appliances shown have not been listed and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2024

These particulars, whilst intended & believed to be accurate are set out as a general outline only and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



20 Station Road  
Hinckley Leicestershire LE10 1AW

01455 251771  
info@wardsonline.co.uk

[wardsonline.co.uk](http://wardsonline.co.uk)



Ward Surveyors Limited - Registered in England No.4567836