



4 Druid Street, Hinckley, LE10 1QH  
£269,950 Offers over

wards  
Residential



Freehold. NO CHAIN. The subject property comprises a large (over 1,400 sq ft) three bedroom detached house located in a convenient situation on the fringe of Hinckley town centre. The property is within easy walking distance of the town centre and local amenities including the Concordia Theatre and an Aldi superstore. The extensive accommodation briefly comprises: Ground Floor: Porch, Hall, Lounge, WC, Kitchen, Dining Room and Garage. First Floor: three Bedrooms and Family Bathroom. Externally, to the front elevation there is a double width block paved driveway and to the rear are easy maintenance gardens. UPVC double glazing and gas fired central heating.

### **Porch**

With anthracite double glazed composite front door.

### **Lounge**

**4.2 x 3.49 Metres**

With UPVC double glazed bay window to the front elevation.

### **WC**

With two piece white suite, tiled splashbacks and tiled flooring.

### **Kitchen**

**3.99 x 6.75 Metres**

Fitted with a good range of beech wood effect base and wall units with granite effect working surfaces over with matching upstands. Three stainless steel sinks and drainer. Integrated appliances include two Lamona single ovens with electric hobs over. Extractor fan. Tile effect flooring. Three UPVC double glazed windows to the rear elevation.

### **Dining Room**

**5.53 x 4.06 Metres**

With UPVC double glazed window to the front elevation and UPVC door with side window to the rear.



### **Bedroom 1**

**3.95 x 3.24 Metres**

With UPVC double glazed window to the side elevation.

### **Bedroom 2**

**3.05 x 3.51 Metres**

With UPVC double glazed window to the front elevation.

### **Bedroom 3**

**2.56 x 3.39 Metres**

With UPVC double glazed window to the rear elevation.

### **Bathroom**

**2.29 x 1.84 Metres**

Fitted with a three piece white suite comprising pedestal sink, low flush WC and bath with shower over. Metro tiled splashbacks and tile effect flooring. UPVC double glazed window to the front elevation.

### **Outside**

Externally, to the front elevation, there is a double width block paved driveway, leading to a single garage with timber double doors, with a path to the front door. Additionally, there is an electric vehicle charging point. To the rear, the gardens are easy maintenance being predominantly block paved with an attractive slate chipped area. The gardens are mainly enclosed by timber fencing.





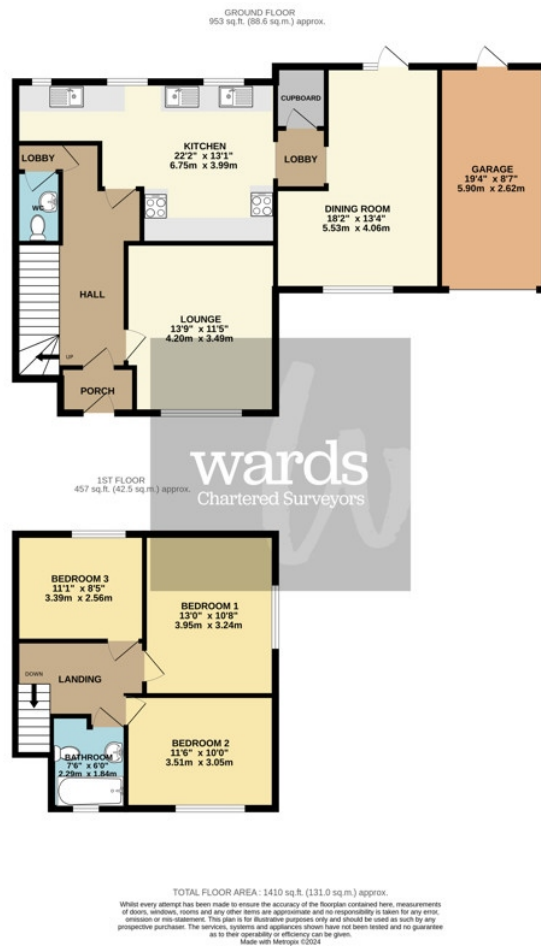


**EPC Rating - D(64)**

**Council Tax Band - D**

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





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