



80 Forest Road, Hinckley, LE10 1HB
£260,000

wards
Residential

Freehold. A well proportioned, traditional three bedroom bay fronted semi-detached house situated in a sought after area of Hinckley, close to the popular Burbage Common and Woods and with convenient access to local road networks. The property benefits from many traditional features including Minton tiled flooring, period front door and attractive fireplaces throughout. The accommodation briefly comprises: Ground Floor: Porch, Hall, Lounge, Sitting Room, Kitchen, Conservatory, Store and WC. First Floor: three Bedrooms and Bathroom. Externally, there is a large driveway providing off road car parking for several vehicles to the front and sizeable garden to the rear which is not overlooked. UPVC double glazing and gas fired central heating.

Hall

With twin doors to the front elevation, a further stained glass with side paneling door leading to the hallway, Minton tiled flooring and useful under stairs storage cupboard.

Lounge

3.77 x 3.78 Metres

UPVC double glazed bay window to the front and feature gas fireplace with marble effect hearth, tiled back panel and wooden surrounds.

Sitting Room

3.9 x 3.3 Metres

With an electric fireplace with tiled hearth and wooden surround, and a wooden door to the conservatory.

Kitchen

2.64 x 2.25 Metres

Fitted with a range of wall and base level units with working surfaces over and inset stainless steel sink and drainer, with a hood over the cooker point. Radiator and Glow Worm central heating boiler. Window and door to the rear elevation.



Conservatory

5.83 x 2.96 Metres

With patio doors and a UPVC double glazed window to the rear elevation. With plumbing for a washing machine and space for other appliances. There is a built in store and a WC.

Landing

With loft access hatch.

Bedroom One

3.9 x 3.3 Metres

With a decorative feature fireplace and UPVC double glazed window to the front elevation.

Bedroom Two

3.8 x 3.1 Metres

UPVC double glazed window to the rear elevation.

Box Room

1.78 x 1.5 Metres

UPVC double glazed window to the front elevation.

Shower Room

2.75 x 2.2 Metres

With a three-piece white suite comprising sink over vanity unit, low flush WC and a walk-in shower. Storage cupboard and UPVC double glazed window to the rear elevation.





Outside

There is a double width driveway, part block paved and part moulded concrete, to the frontage offering ample off road parking for numerous vehicles.

To the rear, the sizeable gardens are an excellent feature of the property. There is a paved patio area to the rear of the house, with a timber shed, a flower border and a pathway leading down to the main lawn and a further timber shed. The gardens are enclosed by fencing and hedging with gated access from the front elevation.



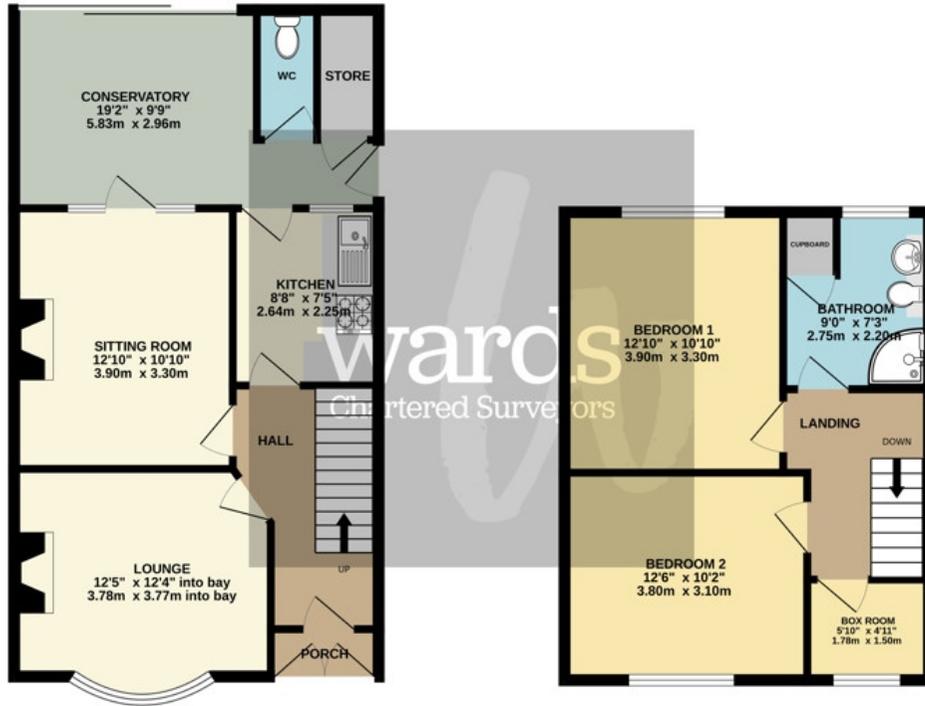
EPC Rating - D(59)

Council Tax Band - B

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

GROUND FLOOR
583 sq.ft. (54.1 sq.m.) approx.

1ST FLOOR
415 sq.ft. (38.5 sq.m.) approx.



TOTAL FLOOR AREA: 997 sq.ft. (92.7 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.
Made with Metropix ©2025



20 Station Road
Hinckley Leicestershire LE10 1AW

01455 251771
info@wardsonline.co.uk

wardsonline.co.uk



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.

Ward Surveyors Limited - Registered in England No.4567836