



87 Westfield Road, Hinckley, LE10 0LT
£230,000

wards
Residential

Freehold

NO CHAIN. Wards are delighted to present this three-bedroom semi-detached family home in a popular residential location of Hinckley within proximity to shops, doctors, train station, local parks and major road links including the M69 and A5. The accommodation includes entrance hall, lounge opening through to good sized dining room, kitchen and utility. To the first floor there are three good sized bedrooms and a family bathroom. UPVC and SUDG

Entrance Hall

1.61 x 3.45 Metres

Lounge

3.12 x 3.45 Metres

With double glass paneled doors leading to the dining room and UPVC double glazed window to the front elevation.

Dining Room

3.12 x 3.14 Metres

With a brick feature fireplace and UPVC double glazed windows to the rear elevation.

Kitchen

1.81 x 3.14 Metres

Fitted with wooden wall and base units, green laminate work surfaces, stainless steel sink and drainer, tiled flooring, tiled splash backs, gas oven and hob, understairs storage cupboard and UPVC double glazed window to the side elevation.

Utility

1.81 x 3.25 Metres

Fitted with wooden wall and base units, green laminate work surfaces, plumbing for washing machine and UPVC double glazed windows to the side elevation.



Bedroom 1

3.45 x 3.12 Metres

With UPVC double glazed window to the front elevation.

Bedroom 2

3.14 x 2.7 Metres

With UPVC double glazed window to the rear elevation.

Bedroom 3

2.3 x 2.03 Metres

With UPVC double glazed window to the rear elevation.

Bathroom

1.71 x 1.61 Metres

Fitted with a three-piece white suite including a low flush WC, sink on vanity, curved enclosed walk-in shower, tiled splash backs and UPVC double glazed windows to the front elevation.

Garden

The garden is predominantly laid to lawn with a patio area adjacent to dwelling and side access to the front of the property. There are also stone borders, and the garden is enclosed by timber fencing.





EPC rating - D

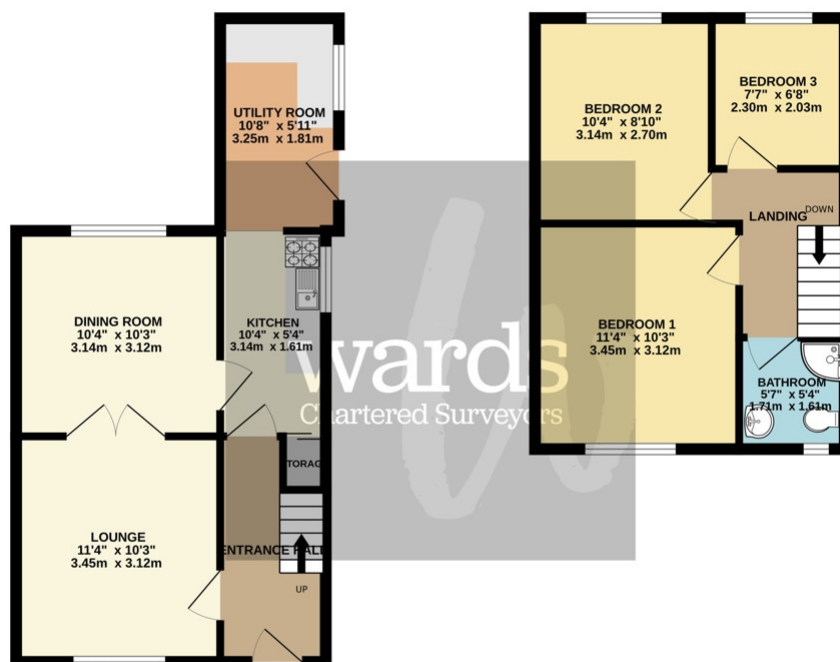
Council Tax Band - B

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

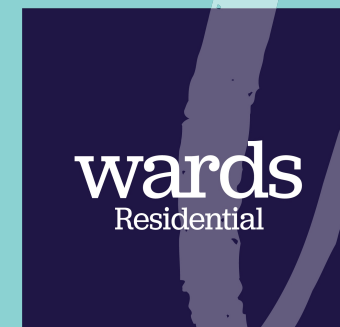


GROUND FLOOR
399 sq.ft. (37.1 sq.m.) approx.

1ST FLOOR
336 sq.ft. (31.2 sq.m.) approx.



TOTAL FLOOR AREA: 734 sq.ft. (68.2 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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