



**Glebe Road, Hinckley
LE10 1HG
Asking Price £315,000**

Pointons Estate Agents welcome you to Glebe Road, Hinckley - a charming property that boasts a large 'L' shaped reception room, breakfast kitchen, utility incorporating guest cloakroom, 4 bedrooms, master with ensuite shower room and a family bathroom. This delightful house, was originally built between 1940-1949, offers ample space for a growing family or those who love to entertain.

Situated in a popular residential location, this property stands out with its corner position, providing a sense of privacy and a unique touch. The house has been extended and meticulously improved, offering modern amenities while retaining its classic charm.

One of the standout features of this property is the parking space available for up to 3 vehicles, a rare find in such a desirable area. Whether you have a growing car collection or frequently host guests, parking will never be an issue.

Don't miss the opportunity to make this house your home. With its character, space, and convenient location, this property on Glebe Road is sure to capture your heart. Book a viewing today and step into your future.



Entrance

Via double glazed entrance door leading into:

Entrance Hall

Ceramic tiled flooring, stairs to first floor and doors to:

Lounge/Dining Room

23'9" max x 19'6" max (7.25m max x 5.96m max)

Being 'L' Shaped. Two double glazed bow windows to front, double glazed window to rear, living flame effect gas fire set in Adam style surround and marble effect hearth, wooden laminate flooring, under floor heating, telephone point, TV point, wall lights, coving to ceiling, double glazed patio door, patio door, door to:

Kitchen/Breakfast Room

14'1" x 10'2" (4.28m x 3.10m)

Fitted with a matching range of base and eye level units with worktop space over, breakfast bar, 1+1/4 bowl polycarbonate sink unit with single drainer and mixer tap, plumbing for dishwasher, eye level fan assisted double oven, four ring gas hob with extractor hood over, double glazed window to rear, double glazed bow window to front, double radiator, wooden effect laminate flooring, central heating thermostat, sunken ceiling downlights, wall mounted combination boiler serving heating system and domestic hot water, double glazed door to side, door to:

Utility Room inc. Guest W.C

4'4" x 7'5" (1.32m x 2.27m)

Eye level cupboards with worktop space with tiled splashbacks, plumbing for washing machine, space for fridge, obscure double glazed window to rear, wooden laminate flooring, two piece suite comprising, pedestal wash hand basin with mixer tap and low-level WC.

First Floor Landing

Two double glazed windows to rear, radiator, doors to:

Master Bedroom

11'11" x 8'9" (3.64m x 2.66m)

Double glazed window to front, built-in wardrobes with hanging rails and shelving, radiator, TV point, door to:

En-suite Shower Room

Fitted with three piece comprising shower enclosure, pedestal wash hand basin with mixer tap, low-level WC and heated towel rail, extractor fan ceramic tiling to all walls, obscure double glazed window to front, ceramic tiled flooring, sunken downlights.

Bedroom

11'9" x 13'4" (3.59m x 4.07m)

Two double glazed windows to front, double radiator, TV point, access to boarded loft space.

Bedroom

9'3" x 8'8" (2.81m x 2.64m)

Double glazed window to side, double glazed window to rear, radiator, mirrored sliding doors to wardrobe..

Bedroom

9'3" x 8'8" (2.81m x 2.64m)

Double glazed windows to side and rear, radiator, mirrored sliding doors to wardrobe...

Family Bathroom

Recently refitted with four piece suite comprising panelled bath with hand shower attachment over and mixer tap, pedestal wash hand basin with mixer tap, tiled shower enclosure and low-level WC, tiled surround, heated towel rail, extractor fan, obscure double glazed window to rear, ceramic tiled flooring. sunken downlights.

Outside

To the rear is an enclosed garden with raised shrub borders, garden shed, patio and easy maintenance lawn. Pedestrian gated access to both sides leading to block paved driveway for three cars and access to entrance.

Tenure

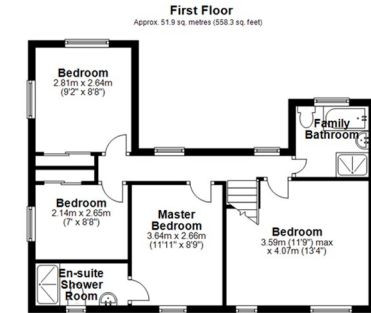
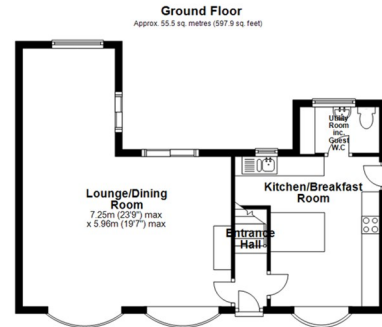
Freehold

Council Tax

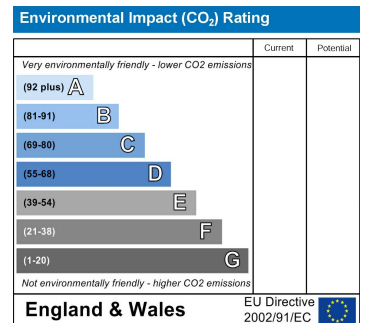
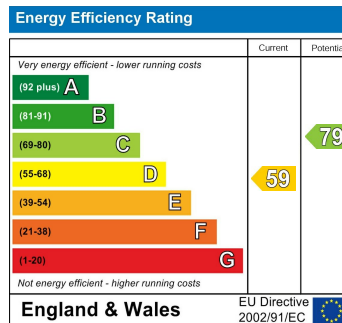
Hinckley & Bosworth - Band C

General

Please Note: All fixtures & fittings are excluded unless detailed in these particulars. None of the equipment mentioned in these particulars has been tested; purchasers should ensure the working order and general condition of any such items.



Total area: approx. 107.4 sq. metres (1156.2 sq. feet)



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