



Property Description

Discover this meticulously maintained three-bedroom detached property by JS Bloor, nestled in a peaceful cul-de-sac. Featuring uPVC double glazing and gas central heating, this home offers comfort and energy efficiency. The spacious entrance hall leads to a cozy lounge and a versatile separate study that can serve as a fourth bedroom. Enjoy the modern refitted dining kitchen, utility room, and convenient cloakroom. The master bedroom boasts an en-suite, complemented by two additional well-sized bedrooms and a family bathroom. Outside, benefit from block-paved parking at the front and a private garden at the rear, all surrounded by high-grade fencing for added privacy.



Entrance Hall

having ceiling light point and radiator.

Lounge 4.23m x 3.48m (13' 11" x 11' 5")

having uPVC double glazed bay window to front, ceiling light point, two radiators, television aerial point and floating fire.

Study/Bedroom 4 4.73m x 2.48m (15' 6" x 8' 2")

having uPVC double glazed window to front, ceiling light point.

Open Plan Kitchen Dining Room**Kitchen Area** 2.95m x 1.58m (9' 8" x 5' 2")

having uPVC double glazed window to rear, ceiling light point, radiator, range of matching wall and base units with work surfaces over, 1 1/4 bowl drainer sink unit with mixer taps, built in oven, electric hob and cooker hood.

Dining Area 4.14m x 3.49m (13' 7" x 11' 5")

having ceiling light point, laminate wood flooring, radiator and patio doors to rear. Stairs to first floor landing.

Utility Room 2.03m x 1.47m (6' 8" x 4' 10")

having ceiling light point, wall mounted boiler, plumbing for automatic washing machine and door to side.

Cloakroom/WC

having uPVC double glazed window to rear, ceiling light point, radiator, two piece suite comprising low level flush wc and wash hand basin.

First Floor Landing

having ceiling light point, loft access with retractable ladder, built in linen cupboard.

Bedroom One 4.14m x 3.12m (13' 7" x 10' 3")

having two uPVC double glazed windows to rear, ceiling light point, radiator and two double wardrobes. Access to...

En-Suite 2.37m x 1.96m (7' 9" x 6' 5")

having two uPVC double glazed windows to rear, ceiling light point, heated towel rail, three piece suite comprising low level flush wc, wash hand basin and shower cubicle with glass screen.

Bedroom Two 3.76m x 3.17m (12' 4" x 10' 5")

having uPVC double glazed window to front, ceiling light point and radiator.

Bedroom Three 3.34m x 2.28m (10' 11" x 7' 6")

having uPVC double glazed window to front, ceiling light point and radiator.

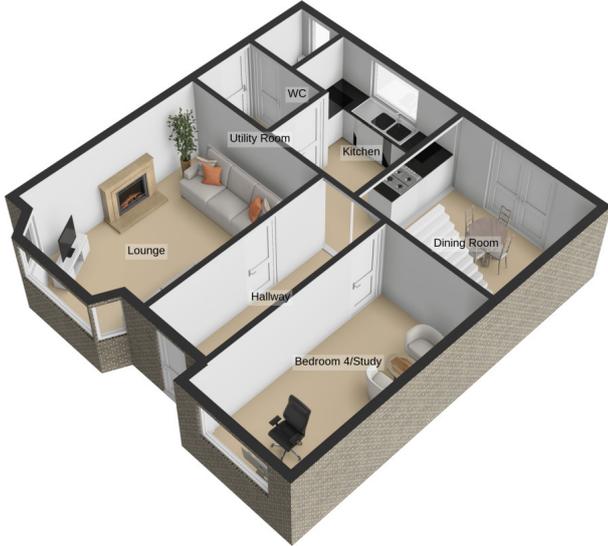
Fully Tiled Family Bathroom 3.76m x 2.11m (12' 4" x 6' 11")

having two uPVC double glazed windows to side, ceiling light point, heated towel rail, three piece suite comprising low level flush wc, wash hand basin and side panelled bath.

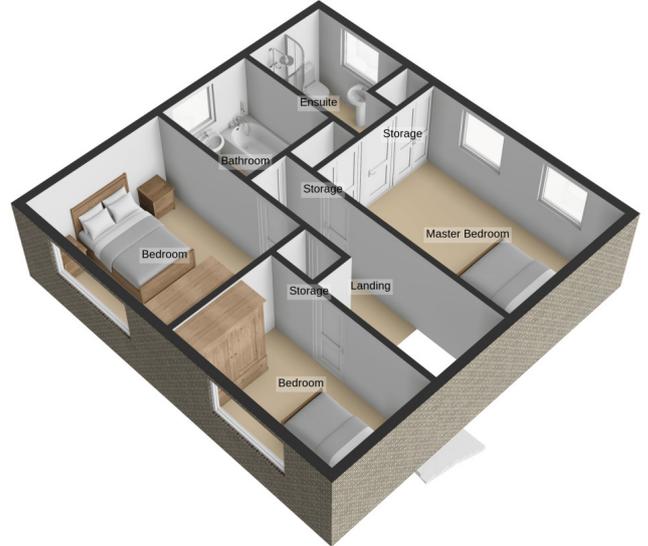
Outside

having block paved drive with inset lighting to front allowing off road parking for 2/3 cars, small low maintenance slate area to side, secure gated access to rear enclosed garden with paved patio, lawn and borders.

Ground Floor
591 sq.ft. (54.9 sq.m.) approx.



1st Floor
572 sq.ft. (53.1 sq.m.) approx.



Total Floor Area : 1163 sq.ft. (108.0 sq.m.) approx.

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.
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9 Ferneley Avenue
HINCKLEY
LE10 0FE

Energy rating

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17 March 2036

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