



38 Wendover Drive, Hinckley, LE10 1UQ  
£550,000

wards  
Residential

Freehold. A superb five bedroom executive residence located in a sought after residential location within Hinckley, close to local green spaces, schools and supermarkets. Recently extended to the both front and rear, the property benefits from a superb open-plan Kitchen/Diner stretching across the entire rear elevation. The well presented accommodation comprises: Porch, Hall, open-plan Kitchen/Diner, Reception Room, Lounge, Shower/Utility Room, Integral Double Garage. First Floor: five Bedrooms, Master with Ensuite and Family Bathroom. Externally, there is a large driveway to the front elevation along with gardens to the side and rear. UPVC double glazing and gas fired central heating. Viewing essential.

### **Porch**

Composite front door and UPVC window to the side elevation. Featuring automatic lighting to welcome you home.

### **Hallway**

With Wi-Fi and phone point, useful understairs cupboard, alarm panel and central heating thermostat.

### **Kitchen / Diner**

**9.36 x 9.23 Metres**

The spacious, recently extended Kitchen/Diner is a superb feature of the property and provides a real wow-factor. The Kitchen area is fitted with an excellent range of stylish grey base and wall units with quartz worktops over, with matching upstands along with stainless double sink, with modern mixer tap and drainage grooves to the worktop. Integrated appliances, many of which are NEFF, include a six-burner gas hob with extractor fan over, three built in ovens, microwave, integrated dishwasher and wine fridge. The Dining Area benefits from a breakfast bar and three electric rain sensing skylights which bathe the room in natural light. LED Ceiling spotlights, 4 further lights and underfloor heating complete this wonderful family Dining Area. Four UPVC double glazed windows to the rear elevation with French doors providing access to the rear garden. Two UPVC double glazed windows and composite door to the side elevation.



## Lounge

5.73 x 3.46 Metres

The spacious lounge has a feature inglenook fireplace with large wood burner on a tiled hearth with oak mantel beam above. Remote controlled projector and cinema system, with SKY Satellite feeds. Numerous power and Aerial sockets professionally installed. LED Ceiling spotlights, Inglenook lighting and two further wall lights. Two Radiators provide a cosy feel. UPVC double glazed bay window to the front elevation fitted with custom made plantation shutters for privacy.

## Reception Room

3.71 x 2.77 Metres

A flexible room with double doors to the rear open-plan Kitchen/Diner. Suitable for use as a Dining Room, Home Office, Gym or playroom to suit the new owners. Radiator and TV aerial socket.

## Utility / Shower Room

2.5 x 1.64 Metres

A functional, dual purpose Shower and Utility Room, with white three-piece suite comprising of shower, pedestal sink and low flush WC. Along with extractor fan. Heated towel rail and partition wall providing space and plumbing for a washer and dryer. UPVC double glazed window to the side elevation.

## Landing

With loft access hatch, airing cupboard and UPVC SUDG window to the front elevation.





## Master Bedroom

5.05 x 5.08 Metres

With two UPVC SUDG windows to the front elevation and two to the side elevation providing the room with a dual aspect. The room also benefits from a built in safe, two double radiators, TV aerial point and LED Downlighting.

## Ensuite

1.92 x 2.95 Metres

White four-piece suite comprising sink over a vanity unit, low flush WC, large shower cubicle and separate Spa Hydro-Bath. Full height tiling and lino flooring. Demister mirror, ceiling spotlights and extractor fan. Heated Towel Rail. UPVC SUDG window to the side elevation.

## Bedroom 2

3.57 x 3.69 Metres

With UPVC SUDG window to the rear elevation. LED Downlighting and TV aerial point.

## Bedroom 3

2.46 x 3.69 Metres

With UPVC SUDG window to the rear elevation. LED Downlighting.

## Bedroom 4

3.43 x 3.67 Metres

With UPVC SUDG window to the rear elevation and built in storage cupboard. LED Downlighting.

## Bedroom 5

2.54 x 1.99 Metres

With UPVC SUDG window to the side elevation and built in storage cupboard. LED Downlighting.

## Family Bathroom

1.95 x 3 Metres

Recently refitted with a white four-piece suite comprising sink over a vanity unit, low flush WC, freestanding bath and shower in a separate large cubicle. Full height marble effect tiling to the walls and also floor. Demister mirror, ceiling spotlights, heated towel rail and extractor fan. UPVC SUDG window to the side elevation.



## Outside

To the front elevation, the property benefits from a tarmac driveway leading to the extended integral DOUBLE GARAGE (5.18m x 5.80m), with the remainder of the garden laid to lawn. The property is well screened from the road by mature hedging. Roof mounted LED floodlights and numerous automatic wall lights complement a fully serviced contracted alarm system with CCTV cameras. It should be noted that all upper floor windows have recently been replaced brand new on the entire front elevation, June 2023. The large double garage features remote electrically operated roller doors, lighting, electrical sockets, workbench and sink with hot and cold water taps.

To the side and rear elevations, the good-sized gardens benefit from side access to both elevations and are enclosed by a mixture of timber fencing and hedging. The gardens are predominantly laid to lawn with easy to maintain shrubbery borders, along with several trees. There is a path adjacent to the rear of the property and a raised patio area to a corner of the garden. There is a useful well secured area to the side elevation of the property which is currently used as paved caravan storage. Exterior electrical sockets and water tap allow many activities to be enjoyed by all the family.

**EPC Rating - C(74)**

**Council Tax Band - D**

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

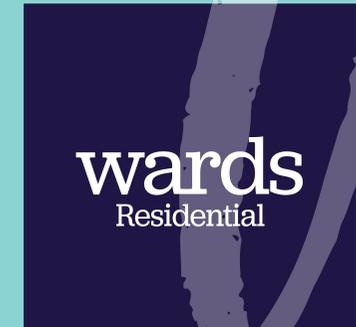


GROUND FLOOR  
1372 sq.ft. (127.5 sq.m.) approx.

1ST FLOOR  
893 sq.ft. (83.0 sq.m.) approx.



TOTAL FLOOR AREA: 2265 sq.ft. (210.5 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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