



Property Description

Discover your ideal home in this charming three-bedroom semi-detached property, perfectly situated in a sought-after residential estate just a short stroll from the lower town center. Enjoy the convenience of off-road parking for multiple vehicles and the benefits of uPVC double glazing, complete with a remaining warranty for peace of mind. This inviting home features an entrance hall leading to a spacious through lounge/dining room and a modern refitted kitchen, ideal for family gatherings. The three well-appointed bedrooms and a stylish refitted bathroom provide comfort and functionality, while the income-generating solar panels add an eco-friendly touch. With a boiler still under warranty, this property is a must-see for those seeking a blend of comfort and practicality. Viewing is highly recommended.



Entrance Hall

having ceiling light point, radiator and stairs to first floor.

Lounge Area 4.18m x 4.08m (13' 9" x 13' 5")

having uPVC double glazed window to front, ceiling light point, coving to ceiling, laminate wood flooring, television aerial point, radiator.

Dining Area 2.79m x 2.71m (9' 2" x 8' 11")

having uPVC double glazed windows and French doors to rear aspect, ceiling light point, coving to ceiling, radiator and door to...

Refitted Kitchen 2.76m x 2.73m (9' 1" x 8' 11")

having uPVC double glazed window to rear aspect, ceiling light point, range of matching wall and base units with work surfaces over, 1 1/4 bowl drainer sink unit with mixer taps, plumbing for automatic washing machine, built in oven with gas hob and extractor over, recess point and part glazed door to side.

First Floor Landing

having uPVC double glazed window to side aspect, ceiling light point, linen cupboard housing combi boiler, loft access with retractable ladder to boarded space with fitted light, steel girder, light and power.

Bedroom One 3.73m x 3.34m (12' 3" x 10' 11")

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

Bedroom Two 3.13m x 2.97m (10' 3" x 9' 9")

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

Bedroom Three 2.81m x 2.17m (9' 3" x 7' 1") max

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

Refitted Bathroom 2.53m x 1.71m (8' 4" x 5' 7")

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

Outside

having block paved drive to front allowing off road parking, double gates to side allow further block paving and parking. External water and power to rear, decked patio, flagstone hardstanding to full depth and timber shed, lawn area is low maintenance due to artificial turf.

GROUND FLOOR
411 sq.ft. (38.1 sq.m.) approx.



1ST FLOOR
408 sq.ft. (37.9 sq.m.) approx.



18 SWINBURNE ROAD
TOTAL FLOOR AREA : 818 sq.ft. (76.0 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.
Made with Metropix © 2026

18 Swinburne Road HINCKLEY LE10 0TQ		Energy rating B
Valid until 3 February 2036	Certificate number 3136-6722-0500-0514-8206	

