



### Property Description

Discover the perfect blend of comfort and convenience with this stunning two-bedroom first-floor flat, ideally situated in the heart of Hinckley. Crafted by reputable local builders, this residence features double glazing and electric heating for year-round comfort. Enjoy the spacious entrance hall leading to a bright lounge with a fully fitted kitchen, perfect for entertaining. The master bedroom boasts an en-suite, complemented by a separate bathroom for added privacy. With allocated private gated parking and no upward chain, this property is an exceptional opportunity for modern living in a vibrant town center.



**Lounge** 4.02m x 3.13m (13' 2" x 10' 3")

having French doors with retaining cast iron safety barrier, eight ceiling spot lights, electric heater, laminate wood flooring and television aerial point.

**Kitchen** 3.13m x 2.39m (10' 3" x 7' 10")

having double glazed window, three ceiling spot lights, tiled flooring, range of matching wall and base units with work surfaces over, integrated fridge/freezer, built in oven with electric hob and hood over, single bowl drainer sink with mixer tap.

**Bedroom One** 2.77m x 2.70m (9' 1" x 8' 10") plus recess

having double glazed window, three ceiling spot light points, electric heater and door to....

**En-Suite** 1.65m x 1.61m (5' 5" x 5' 3")

having two ceiling spot lights, tiled flooring, heated towel rail, electric shaver point, three piece suite comprising low level flush wc, wash hand basin and shower cubicle.

**Bedroom Two** 2.97m x 2.79m (9' 9" x 9' 2")

having double glazed window, ceiling light point, electric heater.

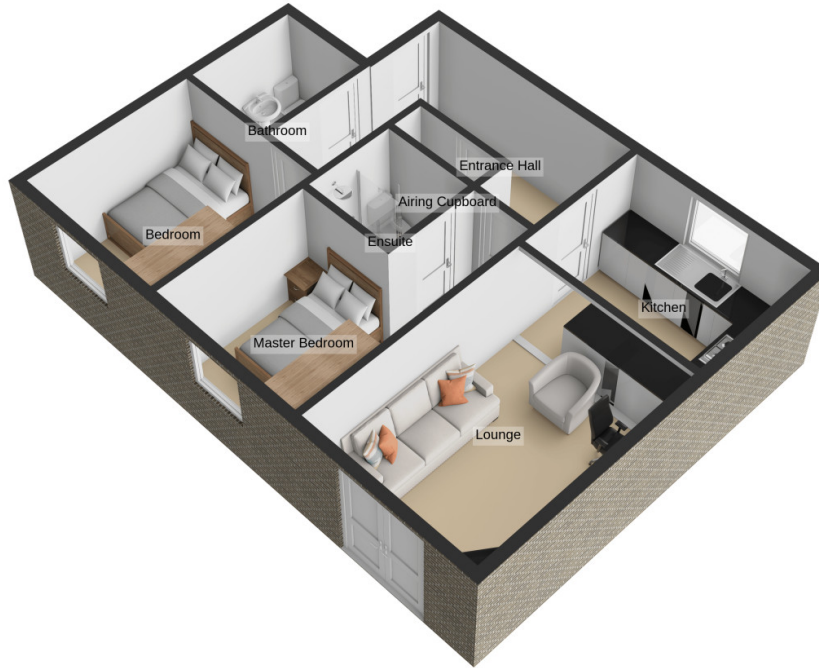
**Bathroom**

having three ceiling spot lights, tiled flooring, heated towel rail, electric shaver point, three piece suite comprising low level flush wc, wash hand basin and side panelled bath with shower and screen over.

**Outside**

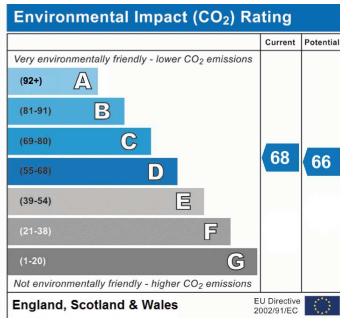
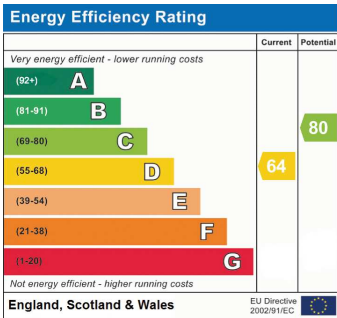
having allocated covered parking and further communal areas, including secure parking with electric gates.

Ground Floor  
573 sq.ft. (53.3 sq.m.) approx.



Total Floor Area : 573 sq.ft. (53.3 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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Address: Wood Street, LE10

