



40 Gopsall Road, Hinckley, LE10 0DY  
£224,950



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RH Homes and Property are very pleased to offer this traditional sized terraced 3 bedroom family semi-detached home with good access to the town centre, Hollycroft Park, and all the surrounding road amenities and road networks. Offering excellent sized rooms and plot to the front, side, and rear, the home briefly comprises; Entrance Hallway, Lounge, Sitting/Dining Room, Kitchen, First Floor Landing, Three Bedrooms, Family Bathroom and circular stairscale to a Loft Room (with potential to develop and finish further). The property also benefits from gas fired central heating, UPVC double glazing throughout, traditional sized rear garden, abd off road parking to both the front and side of the property. Recommended for viewing to further appreciate!

Council Tax - B

**Entrance Hall**

Having laminate wood flooring, radiator, and composite door to the front aspect.

**Lounge**

16'2 x 15'1 (4.93m x 4.60m)

Having continuation laminate wood flooring, a focal point decorative fireplace with shelving, understairs cupboard access, radiator, and wood French doors opening to the rear patio and gardens.

**Sitting/Dining Room**

12'9 x 11'11 (3.89m x 3.63m)

Having a focal point original cast iron fireplace in tiled surround and brick hearth, radiator, and UPVC double glazed window to the front elevation.

**Kitchen**

14'5 x 8'9 (4.39m x 2.67m)

Having a good range of wall and base level units with working surfaces over and splashbacks, plumbing for washing machine, integrated dishwasher, fitted six ring gas range cooker and hob with hood over, an inset one and a half stainless steel sink and drainer, original style radiator, laminate wood flooring, UPVC double glazed window to the rear and composite door to the side aspects.

**Landing**

With circular stairs leading to the loft room and access off to:







### **Bedroom One**

9' 11" x 11' 10" (2.74m x 3.35m x 3.61m)

With fitted over stairs drawers and double door storage, radiator, and UPVC double glazed window to the rear elevation.

### **Bedroom Two**

9' 11" x 11' 11" (3.02m x 3.35m x 3.35m)

Having modern fitted over stairs drawers and double door storage, radiator, desk, and UPVC double glazed window to the rear elevation.



### **Bedroom Three**

5' 9" x 8' 7" (1.52m x 2.74m x 2.62m)

With radiator and UPVC double glazed window to the front elevation.

### **Family Bathroom**

5' 9" x 8' 8" (1.75m x 2.64m)

Being refitted with a three piece white suite comprising P-bath with thermostatic rainfall shower over and screen, low flush WC, and wash hand basin, part tiled surround, vinyl flooring, internal obscure glass wood window, extractor, and UPVC double glazed window to the rear elevation.



### **Loft Room**

16' 4" x 15' 1" (4.98m x 4.60m)

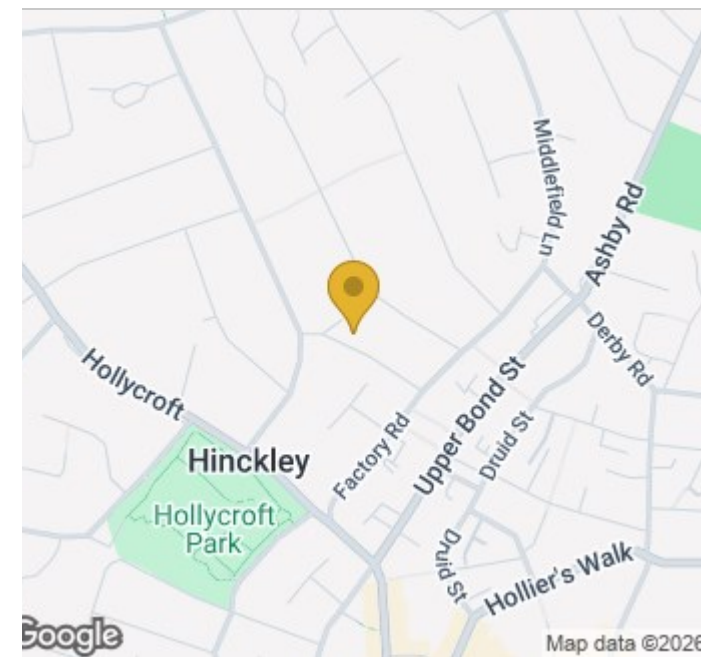
Being in need of finishing and further modernisation, the room is boarded and has some part wiring for electrics.

### **Outside**

To the front is a block paved driveway allowing for off road parking for multiple vehicles, and an iron gate leading to a concrete base area for further parking or secure storage.

The rear of the property has a block paved patio leading to a raised wood sleeper bordered grass lawn with steps and a slabbed pathway, There is also a timber shed and summer house.





Leaving Hinckley along Station Road, take a right turn onto Lancaster Road, left at the traffic lights, and head to the next lights alongside Sainsbury's. Take the right fork onto Trinity Lane, right at the next lights (outside the old leisure centre site) continuing on Trinity Lane, to the next set of traffic lights and fork left still onto Trinity Lane. At the end of this road left again at the lights onto Hollycroft (with the Park on your left). Continue along and turn right onto Stanley Road, and right again onto Gopsall Road where the property is situated on

## Viewing

Please contact our RH Homes and Property Office on 01455 633244 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(82 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		74
(55-68) <b>D</b>		
(39-54) <b>E</b>	51	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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