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Seaforth Drive
Hinckley



Property Description

Well-Presented Family Home in a Popular Hinckley Location

Situated within a well-established and sought-after residential area of Hinckley, offers spacious and comfortable accommodation ideal for families, first-time buyers, or investors.

The property enjoys a convenient setting close to local amenities, schools, and excellent transport links.

Located in a popular residential neighbourhood close to local shops and everyday amenities.

Within easy reach of Hinckley town centre, offering supermarkets, cafés, restaurants and leisure facilities. Well positioned for local schools and close to parks and green spaces for outdoor enjoyment.

Excellent commuter links via the A47, A5 and M69, connecting Leicester, Coventry and Nuneaton with convenient access to Hinckley railway station and nearby bus routes.

Fantastic opportunity to secure a well-located home offering comfort, practicality and strong transport connections.

Early viewing is highly recommended.



Ground Floor

Entrance Porch

Accessed via a front door with window, the entrance porch provides a practical space for coats and shoes and houses the meter box. A further door leads into the main living accommodation.

Lounge

A spacious and light-filled main reception room featuring a gas fire creating an attractive focal point. The room benefits from front and side facing windows allowing plenty of natural light, along with two radiators for comfort. Stairs rise to the first floor from this room.

Kitchen/Diner

A generous kitchen/dining space overlooking the rear garden. Fitted with a built-in oven and gas hob, integrated fridge/freezer, sink with drainer and tiled splashbacks. There is space and plumbing for a washing machine and ample room for a dining table, making it ideal for family living. The kitchen opens through to the conservatory.

Conservatory

A bright uPVC double glazed conservatory with double doors opening out to the garden, creating an excellent additional reception area or dining space. Radiator fitted.

First Floor

Bedroom 1

A well-proportioned double bedroom with front-facing double-glazed window and radiator.

Bedroom 2

A good-sized bedroom with rear-facing double-glazed window and radiator.

Bedroom 3

A versatile third bedroom featuring a front-facing double-glazed window, radiator and useful built-in storage cupboard.

Shower Room

Modern shower room fitted with a walk-in shower, low-level WC and wash hand basin. Rear-facing double-glazed window and radiator.

Outside

Front:

Driveway to the front of the property providing off-road parking and leading to the garage, offering secure parking or useful storage space.

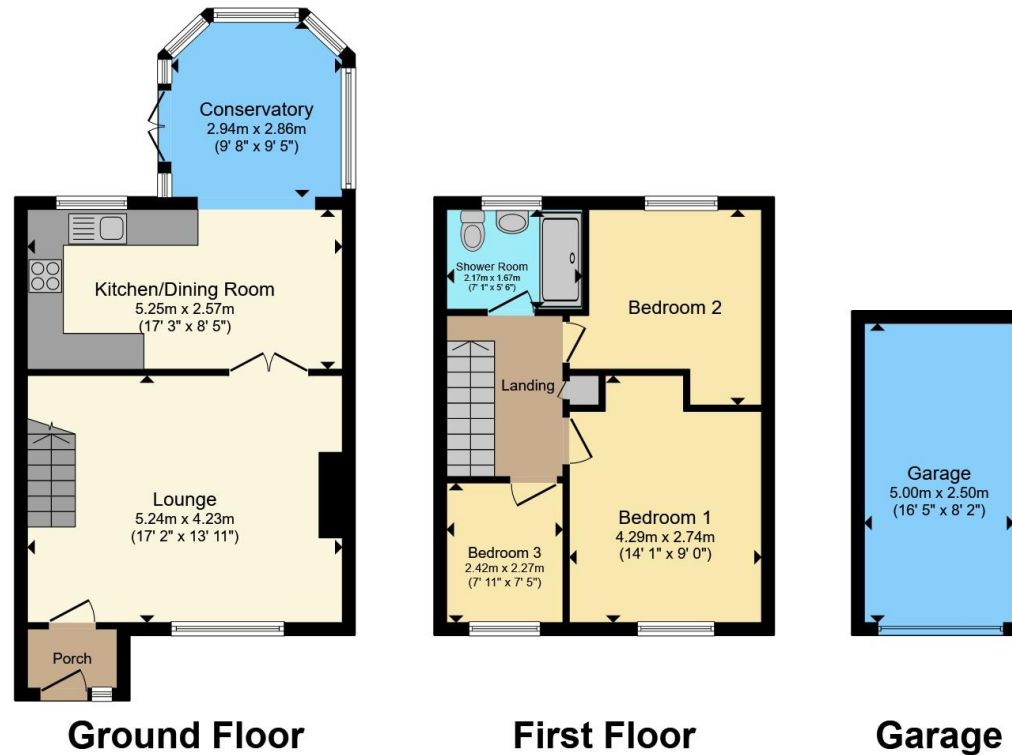
Rear Garden:

The rear garden is arranged over three tiers, with the first level laid to patio and the second and third tiers mainly laid to lawn. Hedging to the rear provides additional privacy, and there is an outside tap & electric awning. A great space for families and outdoor entertaining.









Total floor area 95.1 m² (1,024 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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EPC Rating: C Council Tax
Band: C

Tenure: Freehold

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