



THE SHAMBLES BULKINGTON ROAD

HINCKLEY, LE10 3LA

£490,000
FREEHOLD

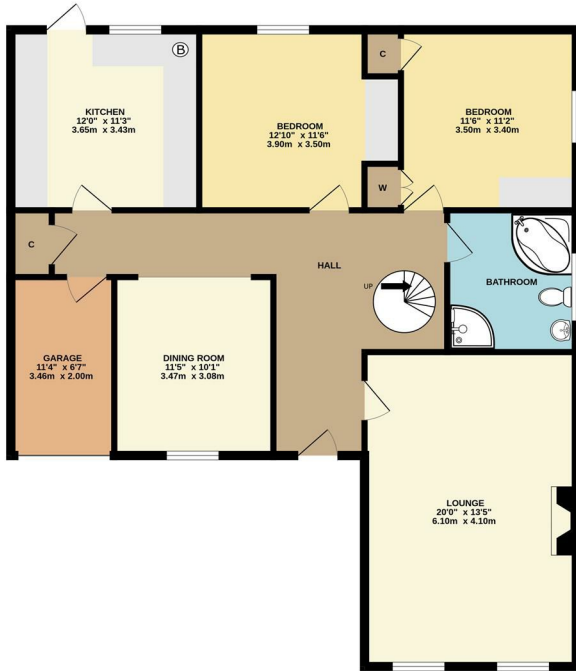
James Whalley is proud to present "The Shambles", a substantial four-bedroom detached family home set on a generous gated plot.

Upon entering, you are welcomed by a spacious entrance hall which sets the tone for the rest of the home. The ground floor offers a well-proportioned family lounge to the front, a separate dining room, and a kitchen positioned to the rear overlooking the garden. This level also benefits from two double bedrooms and a modern family bathroom, providing flexible living accommodation ideal for growing families or multi-generational living.

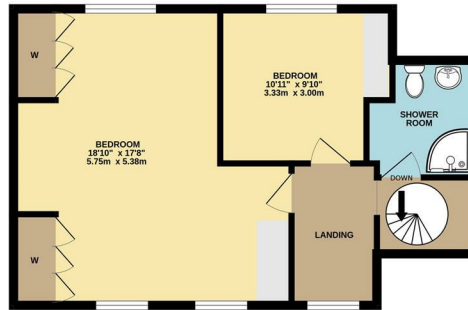
The first floor comprises a further bedroom, an additional bathroom, and a spacious master bedroom, creating a private upper-level retreat.

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GROUND FLOOR
1147 sq.ft. (106.6 sq.m.) approx.



1ST FLOOR
515 sq.ft. (47.9 sq.m.) approx.



TOTAL FLOOR AREA: 1663 sq.ft. (154.5 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	65	73
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

EPC Rating: D Council Tax Band: D

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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