



### Property Description

Discover your dream home with this beautifully refurbished three-bedroom extended double bayed detached property, ideally located for easy access to various commuter options. Featuring uPVC double glazing and gas central heating, this residence boasts an inviting entrance lobby, a spacious through lounge/dining room, and a modern extended kitchen, perfect for family gatherings. The property includes three well-appointed bedrooms and a stylishly refurbished bathroom. Enjoy the convenience of off-road parking at the front, a long garden at the rear, and a separate timber-clad home office or gym, making it an ideal space for work or leisure. Viewing is highly recommended to fully appreciate this exceptional offering.







**Entrance Hall**

having ceiling light point and radiator. Stairs to first floor.

**Lounge Area** 3.73m x 3.28m (12' 3" x 10' 9") *plus bay*

having uPVC double glazed bay window, ceiling light point, coving to ceiling, radiator, television aerial point and feature fireplace with log burner.

**Dining Area** 3.65m x 3.29m (12' x 10' 10")

having ceiling light point, part panelled wall and radiator.

**Lobby**

having light and radiator, with access to understairs storage.

**Cloakroom/WC**

having ceiling light point, radiator, two piece white suite comprising low level flush wc and wash hand basin.

**Refurbished Kitchen** 4.29m x 2.99m (14' 1" x 9' 10")

having uPVC double glazed window and French doors to rear, two ceiling light points, radiator, Amtico flooring, central heating boiler, range of matching wall and base units, 1 1/2 bowl drainer sink unit with mixer taps, 5 ring gas hob and extractor, integrated fridge/freezer.

**Landing**

having uPVC double glazed window to side, ceiling light point, loft access via retractable ladder.

**Bedroom One** 3.30m x 3.02m (10' 10" x 9' 11") *plus bay*

having uPVC double glazed bay window, ceiling light point and radiator.

**Bedroom Two** 3.29m x 2.44m (10' 10" x 8' )

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

**Bedroom Three** 2.37m x 2.15m (7' 9" x 7' 1")

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

**Refurbished Bathroom**

having uPVC double glazed window, ceiling spot lights, heated towel rail, three piece suite comprising low level flush wc, wash hand basin and side panelled bath with shower over.

**External Office** 4.74m x 2.27m (15' 7" x 7' 5")

having double glazed windows and door, seperate fuse board, light and power.

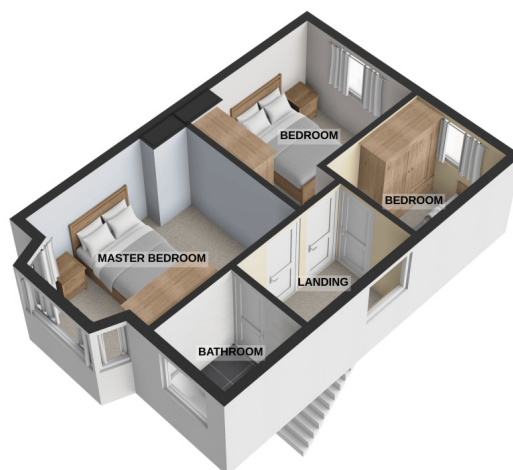
**Outside**

having block paved drive to front allowing parking for upto 2 vehicles. Gate access to side leads to enclosed long rear garden mainly laid to lawn with shed and open storage area.

GROUND FLOOR  
486 sq.ft. (45.2 sq.m.) approx.



1ST FLOOR  
337 sq.ft. (31.3 sq.m.) approx.



TOTAL FLOOR AREA : 824 sq.ft. (76.5 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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25a, Strathmore Road  
HINCKLEY  
LE10 0LW

Energy rating

**E**

Valid until

**20 January 2027**

Certificate number

**8363-6229-5190-0140-6926**

