



## 34 Trinity Vicarage Road

, Hinckley, LE10 0BX

Offers In The Region Of £250,000



A well appointed, extended 3 bedroom traditional style semi detached house, ideally located in one of Hinckley's most popular locations. The property has the additional benefits of gas central heating (condensing boiler), PVCu double glazing, lounge, separate dining room, extended kitchen, bathroom with shower, detached garage, secure rear parking, shared private rear vehicle access, established rear garden some 90' in length and enclosed front garden,

The property is ideally located within minutes walking distance of Hinckley town centre and all local amenities. All major road links are within easy commuting distance including A5, M69, M1 and M6.

MUST BE VIEWED.

NO CHAIN.





Reception hall. 14'9" x 6'5". (4.50 x 1.98.)

Laminate floor, staircase with spindle balustrade, obscure leaded double glazed door, adjacent PVCu double glazed window, coving, radiator and an understairs cupboard with an obscure double glazed window.

Attractive lounge (front). 13'7" (into bay) x 11'6". (4.15 (into bay) x 3.52.)

Walkin PVCu double glazed bay window, feature live gas fire (not tested) in an attractive slate surround with a raised quarry tiled hearth, radiator and coving.

Separate dining room (rear). 12'2" x 11'6". (3.72 x 3.52.)

PVCu double glazed window, radiator, wall niche (former infilled chimney opening) and coving.

Extended kitchen (rear). 15'11" x 6'7". (4.86 x 2.01.)

Stainless steel sink, range of attractive base and wall units (5 base and 4 wall), associated work surfaces, PVCu double glazed rear and side windows, PVCu side door, split level gas hob, electric (fan assisted) oven, extractor hood, ceramic tiled floor, radiator and a wall mounted gas fired condensing regular boiler ( Vaillant Ecofit Pure 2023).

First floor landing. 8'9" x 6'7". (2.68 x 2.01.)

Roof void, coving, obscure PVCu double glazed side window, radiator and airing cupboard.

Bedroom 1 (front). 13'7" m (into bay) x 11'6". (4.15 m (into bay) x 3.52.)

Walkin PVCu double glazed bay window, radiator and fitted Hammonds wardrobes (3 double wardrobes, bed base unit and drawers).

Bedroom 2 (rear). 12'4" x 11'6". (3.76 x 3.52.)

PVCu double glazed window, fitted double wardrobe, range a wall units, radiator and coving.

Bedroom 3 (rear). 9'0" x 6'7". (2.76 x 2.01.)

PVCu double glazed window and radiator.

Bathroom (front). Fully tiled. 8'9" x 6'7". (2.69 x 2.01.)

Full suite in white, panel bath, wash hand basin, low flush wc, obscure PVCu double glazed window, radiator and coving.

Outside.

Enclosed front garden with gated side access.

Established picturesques 2 tiered rear garden, some 90' plus in length, patio, lawns, mature shrubs and bushes, herbaceous borders etc.

Private shared rear vehicle acces leading secure gated parking and a detached garage.

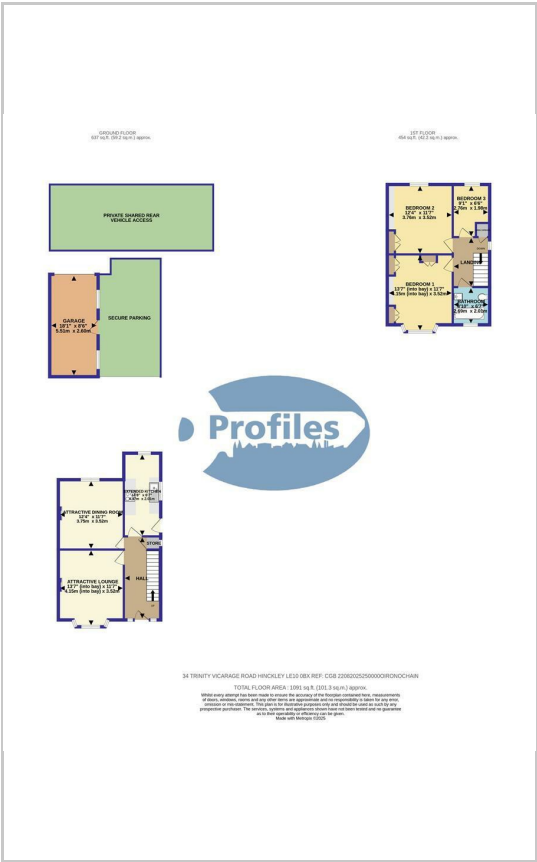
Detached garage. 18'0" x 8'6". (5.51 x 2.60.)

Metal up and over door, glazed side windows and door.

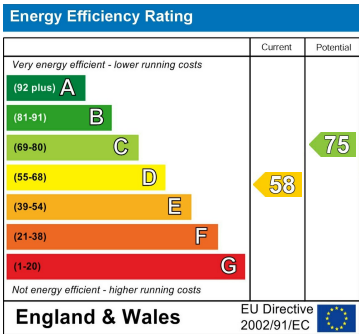
Area Map



Floor Plans



Energy Efficiency Graph



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