



Discover the perfect first-time buy or investment with this spacious first-floor maisonette, ideally situated in a popular location just a short walk from the town centre. This well-presented property boasts a range of modern improvements, including a refitted kitchen and bathroom, panelled interior doors, and wired-in smoke alarms for added safety. Enjoy the comfort of gas central heating and UPVC double glazing throughout also an air recovery unit will help prevent condensation. The layout features an inviting entrance hall, a fitted breakfast kitchen, and a generous lounge dining room, complemented by two double bedrooms and a stylish bathroom with a shower. With an allocated parking space and close proximity to shops, schools, parks, and transport links, this maisonette is a fantastic opportunity for those looking to step onto the property ladder. Carpets are included for your convenience.



Entrance Hall

With a single panel radiator, wired in smoke alarm. Air recovery fan in the ceiling. Attractive white six panel interior doors to

Fitted Kitchen 3.68m x 2.46m (12' 1" x 8' 1")

With a range of fitted kitchen units, comprising in set single drain stainless steel sink, mixer tap above, cupboard beneath. Further matching floor mounted cupboard units and four drawer unit, contrasting oak grain working surfaces above with inset four ring gas hob unit, single oven with grill beneath, stainless steel chimney extractor above. Tiled splashbacks, further range of wall mounted cupboard units, matching breakfast bar. Appliance recess points, plumbing for automatic washing machine, wall mounted Baxi gas condensing combination boiler for central heating and domestic hot water, radiator.

Spacious Lounge Diner 4.40m x 3.40m (14' 5" x 11' 2")

with uPVC double glazed window and radiator.

Bedroom One 3.43m x 3.42m (11' 3" x 11' 3")

with uPVC double glazed window and radiator.

Bedroom Two 3.46m x 3.16m (11' 4" x 10' 4")

with uPVC double glazed window and radiator.

Bathroom 2.40m x 1.36m (7' 10" x 4' 6")

With white suite consisting panel bath, electric shower above, glazed shower screen to side, pedestal wash hand basin, low level WC. Contrasting tiled surrounds, chrome heated towel rail, extractor fan.

Outside

There is a allocated car parking space.

Statement from Seller

The flat benefits from one of the lowest maintenance fees in the area, providing peace of mind that all external repairs and maintenance are covered from as little as £3.15 a day. This includes any leaks to the roof, render, staircase and parking area. The windows and front door have been replaced in the last three years, a new bathroom fitted in April 2025, and includes a five-year electrical survey from December 2025, and a boiler service in November 2025. Providing peace of mind there won't be any hidden costs.

GROUND FLOOR
587 sq.ft. (54.5 sq.m.) approx.



TOTAL FLOOR AREA : 587 sq.ft. (54.5 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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19a, Charles Street
HINCKLEY
LE10 1PT

Energy rating

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Valid until

23 April 2028

Certificate number

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