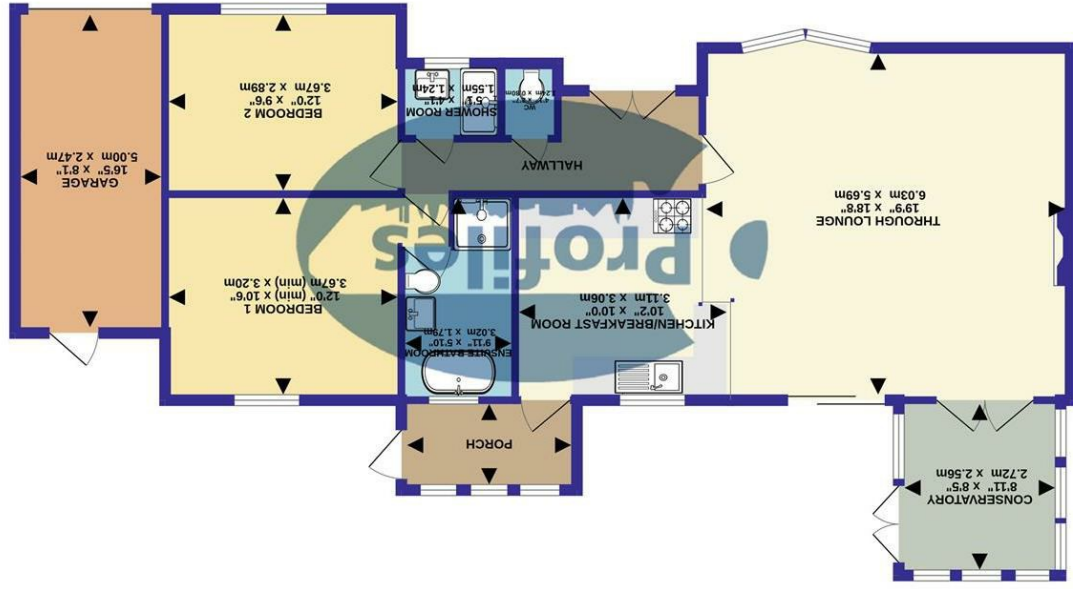


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GROUND FLOOR  
 1072 sq.ft. (99.6 sq.m.) approx.

24 TRAFFORD ROAD HINCKLEY LE19 0LY REF: CG842500050032026  
 TOTAL FLOOR AREA: 1072 sq.ft. (99.6 sq.m.) approx.  
 Whilst every agent has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other areas are approximate and no responsibility is taken for any error. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The service, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
 Made with floorplan 02026



Independent Estate Agents  
 Surveyors, Valuers and  
 Letting Agents



24 Trafford Road, Hinckley, LE10 1LY  
 Offers In The Region Of £425,000



# 24 Trafford Road, Hinkley, LE10 1LY

Offers In The Region Of £425,000

A stunning, detached, 2 bedroom extended bungalow, maintained to the highest standard and well appointed throughout. The property is located within one of Hinkley's most sought after and desirable locations.

Additional benefits of gas central heating (combination boiler located within the roof void), cavity wall insulation, PVCu double glazing, under floor heating, bedroom 1 with ensuite bathroom and separate shower, modern shower room, luxury fitted 'shaker style' kitchen, open plan living with a spacious lounge/dining room, PVCu fascia and soffit boards, low maintenance front garden with double driveway, enclosed rear garden, side vegetable garden, and garage.

The property is located close to local amenities and within walking distance of Hinkley's town centre and accessible for commuting to all major road links, such as the A5, M69, M1 and M6. Viewing essential.

## Recessed porch.

15'1" x 2'1".

## Reception hall.

16'0" (max) x 7'7" (max).

Obscure PVCu double glazed doors, roof void access hatch, solid oak floor and radiator.

## Modern shower room (front). Fully tiled.

5'1" x 4'0".

Walk in infinity double shower enclosure with mixer shower, wash hand basin, radiator, ceramic tiled floor, obscure PVCu double glazed window and extractor fan.

## Separate WC (front).

4'0" x 2'7"

Low flush wc, chrome ladder style radiator, downlights to the ceiling and ceramic tiled floor.

## Bedroom 1 (rear).

12'0" x 10'5".

PVCu double glazed window and radiator.

## Ensuite bathroom (rear).

9'10" (max) x 5'10".

Full suite in white, 'stand alone' claw foot bath, wash hand basin, low flush wc, fitted separate shower cubicle with mixer shower and rainfall shower head, downlights to ceiling, extractor fan and obscure PVCu double glazed window.

## Luxury Wren 'shaker style' kitchen (rear).

10'2" x 10'0".

Feature sink, range of attractive base and wall units (9 base inclusive of pan drawers and 5 wall), contrasting quartz worksurfaces and integral breakfast bar, solid oak floor, split level Neff induction hob, electric (fan assisted) hide and slide oven, integral microwave, mains heat alarm, carbon monoxide alarm, obscure PVCu double glazed door, PVCu double glazed window, radiator and Bosch fitted dishwasher.



## Spacious through lounge / dining room.

18'9" x 18'8".

Solid oak floor, feature rustic brick fireplace, side recess alcove, coving, radiators, PVCu double glazed bay window, PVCu double glazed French doors and PVCu double glazed sliding patio doors.



## Garage.

16'4" x 8'1".

Roller shutter electric door, rear door, power and light points.



Enclosed rear garden with paved patios, dual gated side entrances and lawn.

Side garden with vegetable garden and summer house.

Low maintenance front garden with double width driveway.

## Outside.

8'2" x 4'7".  
PVCu double glazed windows, double glazed polycarbonate roof, radiator and plumbing for washing machine.

## Fully enclosed rear porch.

