



57 Bosworth Close, Hinckley, LE10 0XW
£174,000

wards
Residential

Freehold

No Chain. A charming two bedroom mid-terrace situated on a popular residential development within close proximity of shops, doctors' surgery, railway station, local parks and major road links including the M69 and A5. The accommodation comprises of an Entrance Hallway, Kitchen and Living Room. First Floor Landing, Two Double Bedrooms and Family Bathroom. Externally, a Garage to the rear along with Front and Rear Gardens. Gas fired central heating and UPVC double glazing.

Entrance Hall

With a composite door to the front elevation, radiator, and stairs off to the first floor.

Kitchen

3.2 x 2.64 Meters

Fitted with a good range of modern base and wall units with contrasting working surfaces over and tiled splashbacks. Inset sink and drainer, built in electric oven and inset electric hob. Plumbing for a washing machine, UPVC double glazed window to the front elevation and tiled flooring.



Living Room

3.92 x 3.56 Meters

With an inset gas fire and feature surround, double glazed sliding patio doors to rear and door to useful under stairs storage cupboard. Carpeted flooring.

Landing

Providing access to the loft and all first-floor rooms.





Bedroom 1

3.56 x 2.51 Meters

UPVC double glazed window to the rear elevation, radiator and carpeted flooring.

Bathroom

1.89 x 1.74 Meters

Three-piece suite comprising a low level wc, wash hand basin and a bath with shower over. Tiling around wet areas and extractor fan.

Bedroom 2

2.72 x 2.62 Meters

UPVC double glazed window to the front elevation, radiator and built in storage cupboard with additional boiler cupboard. Carpeted flooring.



Outside

The house has a detached single garage to the rear with an up and over door. To the front, there is a low maintenance gravelled garden with access to a storage/meter cupboard. The rear garden is paved and easy to maintain enclosed by timber fencing and a gate leading to the garage.

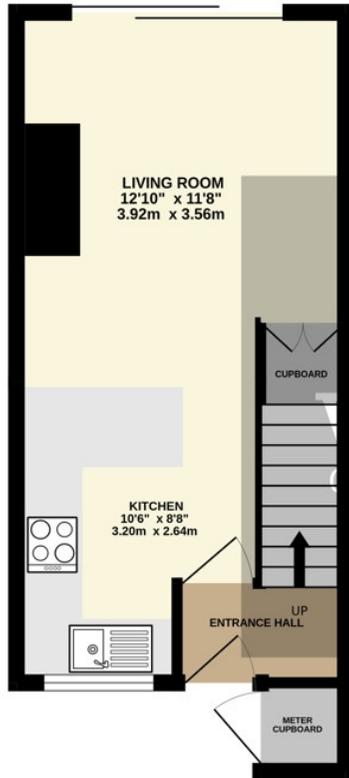
EPC Rating - D (67)

Council Tax Band - B

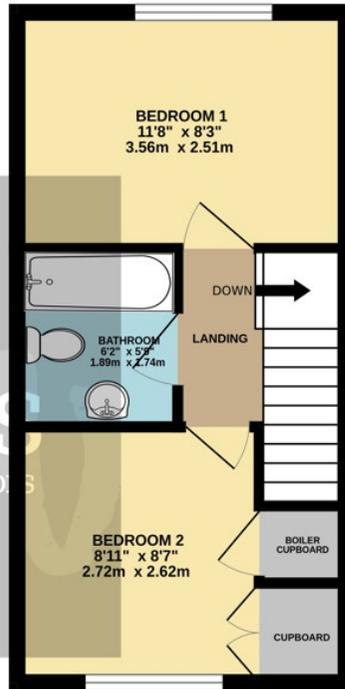
Call 01455 251771 to make an appointment to view this property



GROUND FLOOR
273 sq.ft. (25.4 sq.m.) approx.



1ST FLOOR
273 sq.ft. (25.4 sq.m.) approx.



wards
Chartered Surveyors

TOTAL FLOOR AREA : 546 sq.ft. (50.7 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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