



Property Description

Discover the perfect blend of comfort and convenience in this well-presented, spacious two-bedroom first-floor maisonette, nestled in a peaceful cul-de-sac. Featuring uPVC double glazing and efficient gas central heating, this home offers an inviting entrance lobby, a bright landing, and a generous lounge that seamlessly connects to a breakfast kitchen, ideal for casual dining. The two well-sized bedrooms provide ample space, complemented by a modern shower room. Enjoy the outdoors with gardens to both the front and rear, along with external storage options. With no upward chain, this property is ready for you to move in and make it your own.



Entrance Lobby

with stairs to first floor.

Landing/Hallway**Lounge** 4.69m x 3.49m (15' 5" x 11' 5")

having uPVC double glazed window, ceiling light point, radiator, television aerial point, feature fireplace with surround and fire.

Breakfast Kitchen 3.59m x 2.32m (11' 9" x 7' 7")

having uPVC double glazed window, ceiling light point, radiator, range of matching wall and base units with work surfaces over, single bowl drainer sink unit, plumbing for automatic washing machine, electric oven with gas hob and extractor over.

Bedroom One 3.93m x 2.86m (12' 11" x 9' 5")

having uPVC double glazed window, ceiling light point, radiator, built in cupboard and laminate flooring.

Bedroom Two 3.41m x 2.95m (11' 2" x 9' 8")

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

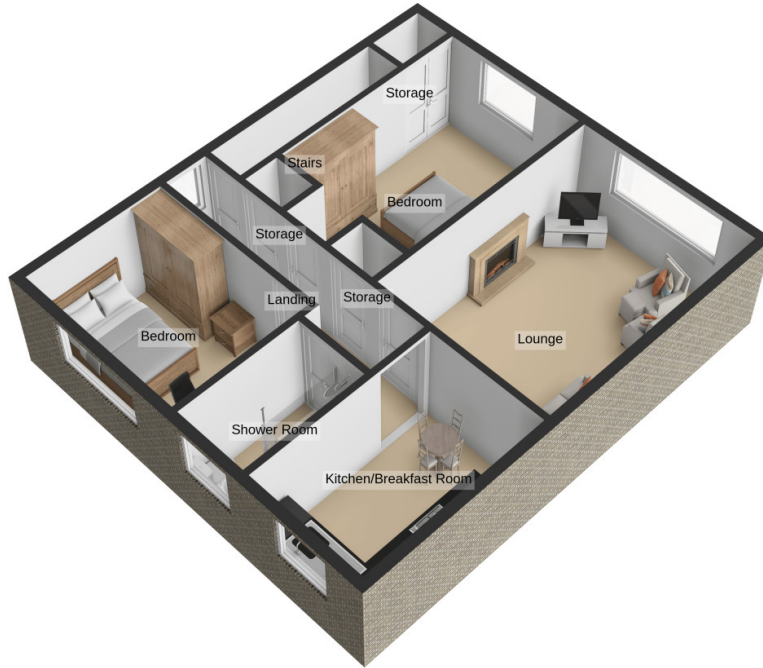
Shower Room 2.40m x 1.47m (7' 10" x 4' 10")

having uPVC double glazed window, tiled floor, radiator, three piece suite comprising low level flush wc, wash hand basin and walk in shower unit.

Outside

having front garden laid to lawn with shared footpath leading to two brick stores, further garden to rear which is stoned and a large timber shed.

Ground Floor
638 sq.ft. (59.3 sq.m.) approx.



Total Floor Area : 638 sq.ft. (59.3 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.
Made with Metropix © 2026

19 Preston Road
HINCKLEY
LE10 0HN

Energy rating

C

Valid until

19 May 2036

Certificate number

0350-2950-8650-2626-5251

