



8c Thornfield Way, Hinckley, LE10 1BE
Asking Price Of £500,000 Freehold



Thornfield Way, Hinckley

3 Bedrooms, 2 Bathroom

Asking Price Of £500,000

- CUSTOM DESIGNED DETACHED BUNGALOW
- CLOSE TO HINCKLEY TOWN CENTRE & AMENITIES
- SPACIOUS LOUNGE DINER
- KITCHEN & UTILITY ROOM
- THREE BEDROOMS WITH MAIN EN SUITE
- FAMILY BATHROOM

This charming Downes-built detached bungalow is just a short stroll from Hinckley town centre. Spacious and full of character, it's perfectly situated near local amenities and features an entrance porch, reception hall, lounge/diner, kitchen, and utility room. It offers three generously sized bedrooms, with the main boasting an ensuite. Extras include double glazing, gas central heating, a driveway, a mature garden, and a double garage with plenty of off-road parking.



MARTIN



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

ENTRANCE PORCH 9' 10" x 4' 7" (3.00m x 1.41m) A solid wood front door flanked by sealed double-glazed leaded windows, tiled flooring underfoot, a wall light, and a doorway leading to the entrance reception hall.

ENTRANCE RECEPTION HALL Double doors open to the lounge-diner, with a storage cupboard featuring shelving and hanging space. The room includes three wall lights, two radiators, and a double-glazed rear window, plus access to a spacious boarded loft with power, lighting, and a pull-down ladder.

LOUNGE AREA 23' 9" x 13' 11" (7.243m x 4.260m) A charming focal fireplace with an ornamental wood surround, marble-effect hearth, and inset gas fire, complemented by a sliding double-glazed door leading to the rear garden. The space features three wall lights, two radiators, and an archway connecting to the dining area.

DINING AREA 13' 1" x 11' 10" (4.010m x 3.631m) A panel-glazed window looks into the kitchen, with a radiator below, two wall lights on the wall, and a door leading into the kitchen.

KITCHEN 20' 10" x 8' 10" (6.371m x 2.701m) Featuring a coordinated range of base, wall, upright, and drawer units with roll-top work surfaces, an inset sink unit with mixer tap, and a breakfast bar. Includes a built-in electric oven with a separate four-ring hob and extractor hood, an integrated dishwasher, and two double-glazed windows overlooking the rear garden. Finished with ceramic tiled flooring, a radiator, and a door leading to the utility room.

UTILITY ROOM 9' 10" x 6' 10" (3.00m x 2.10m) Featuring matching base and wall units with worktops and an inset sink, there's space and plumbing for a washing machine and tumble dryer. An obscure double-glazed door and side window add privacy, while ceramic tile flooring and a radiator complete the setup.

MAIN BEDROOM 19' 0" x 13' 11" (5.80m x 4.26m) The room comes with a coordinated set of bedroom furniture, including wardrobes with shelving and hanging space, a drawer and dresser unit, and bedside cabinets. It features a double-glazed side window, a radiator, and a door leading to the en suite.

EN SUITE SHOWER ROOM 8' 0" x 6' 9" (2.45m x 2.08m) Double shower cubicle with glazed shower screen and mains mixer unit and overhead attachment, vanity sink unit with mixer tap, low level WC, part tiled walls, radiator, obscure double glazed window.



BEDROOM TWO 12' 9" x 11' 10" (3.91m x 3.62m)
Double glazed window to side, radiator.

BEDROOM THREE 12' 11" x 7' 11" (3.950m x 2.417m)
Fitted wardrobes with shelving and hanging space,
drawer units, double glazed window to side, radiator.

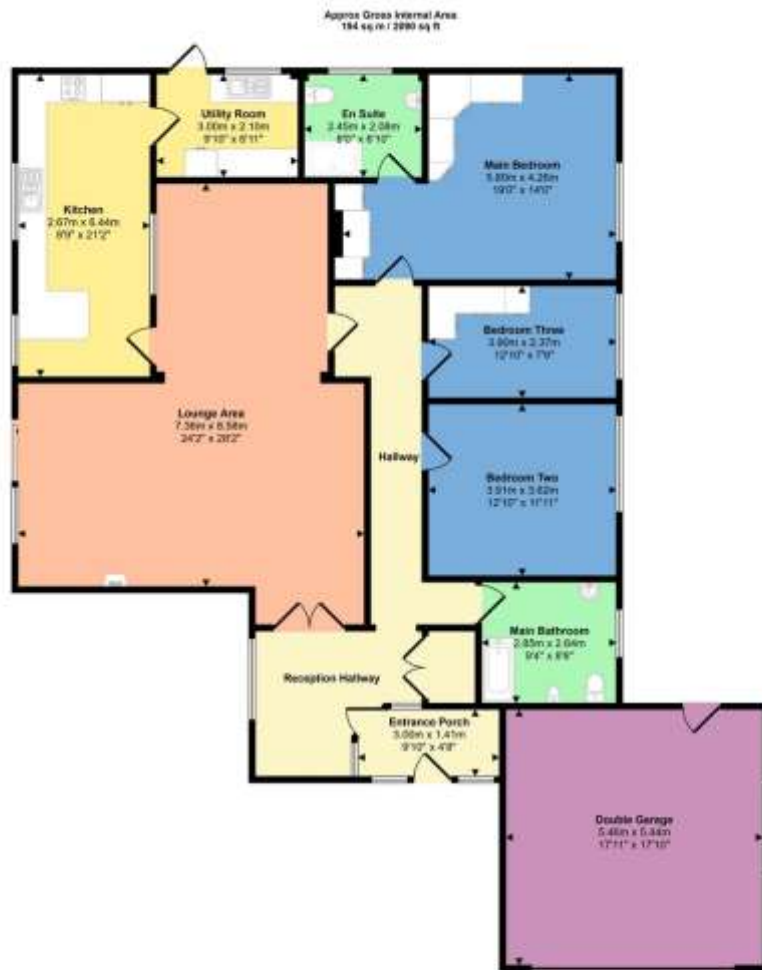
MAIN BATHROOM 9' 4" x 8' 7" (2.85m x 2.64m) Wood
panelled bath, pedestal hand wash basin, bidet, low
level WC, part tiled walls, obscure double glazed
window, radiator.

OUTSIDE The property is accessed via a block-paved
driveway with space for several cars and two side
gates providing entry to the side and rear. The mature,
south-facing back garden features a paved patio
leading to a lawn bordered by a variety of trees, plants,
and shrubs. A paved path circles the property,
connecting to a small stone-chipped side garden filled
with plants and shrubs, and offering rear access to the
double garage through a courtesy door.

DOUBLE GARAGE 17' 10" x 17' 10" (5.46m x 5.44m)
Featuring an up-and-over door, complete with power,
lighting, and a rear courtesy door.







Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or misstatement. Some of items such as built-in furniture are representative only and may not look like the real items. Make with Measurings 360.

Martin & Co Hinckley

99-109 Castle Street • • Hinckley • LE10 1DA

T: 01455 636349 • E: hinckley@martinco.com

01455 636349

<http://www.martinco.com>



Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.