



8 Glenbarr Close, Hinckley, LE10 0UR  
£245,000



Wards are delighted to present this three-bedroom semi-detached family home in a popular residential location of Hinckley within close proximity of shops, doctors' surgery, railway station, local parks and major road links including the M69 and A5. The accommodation briefly comprises: Ground Floor: Entrance Hall, Lounge, Kitchen and Dining Room. First Floor: three Bedrooms and Family Bathroom. Externally, there is a private driveway with parking for two cars to the front and good sized garden to the rear. UPVC double glazing, solar panels and gas fired central heating.

### **Living Room**

**4.8 x 3.9 Meters**

With feature fireplace, storage cupboard, laminate flooring and UPVC sliding door leading out into the garden.

### **Kitchen**

**3.71 x 2.28 Meters**

Fitted with white shaker style wall and base units with black gloss working surfaces over. Tiled flooring, porcelain sink and drainer and plumbing for a washing machine. UPVC double glazed window to the front elevation.

### **Dining Room**

**4.72 x 2.52 Meters**

Feature fireplace with tiled hearth and laminate flooring. UPVC double glazed window to the front elevation.



### **Bedroom 1**

**4.05 x 2.73 Meters**

Fitted double wardrobe and laminate flooring. UPVC double glazed window to the rear elevation.

### **Bedroom 2**

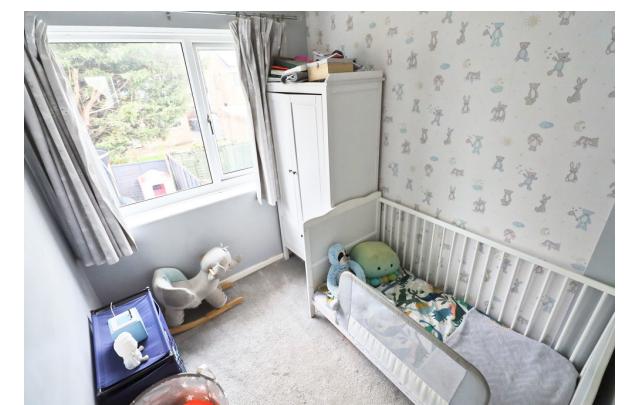
**3.6 x 3.01 Meters**

Fitted double wardrobe and carpeted flooring. UPVC double glazed window to the front elevation.

### **Bedroom 3**

**3.09 x 2.07 Meters**

Carpeted flooring with UPVC double glazed window to the rear elevation.





## Bathroom

### 2.28 x 1.79 Meters

Fitted with a modern three-piece white suite comprising pedestal sink, low flush WC and bath with electric shower over. UPVC double glazed window to the front elevation.

## Outside

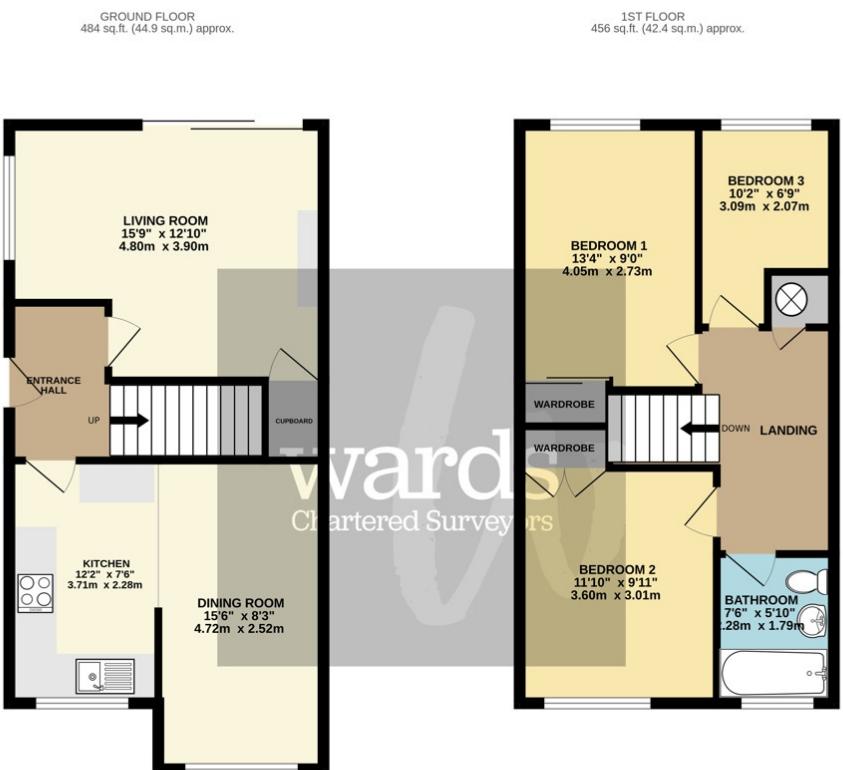
To the front elevation, there is a tarmacadam driveway providing car parking for two cars with an attractive tree adjacent. To the rear, the garden itself is predominantly laid to lawn with paved patio area adjacent to dwelling. The garden is enclosed by timber fencing and benefits side access leading from the front elevation.

**EPC - C (72)**

**Council Tax Band - C**

**Call 01455 251771 to make an appointment to view this property**





TOTAL FLOOR AREA: 940 sq.ft. (87.4 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 dimensions given are approximate and have not been tested and no guarantee as to their operability or efficiency can be given.  
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