



wards  
Residential

24 Highfields Road, Hinckley, LE10 1UU  
£240,000

This traditional 3-bedroom terraced house is in walking distance to Hinckley Town Centre with traditional bay fronted windows. The property enjoys spacious lounge and separate dining both with open fireplaces, a fitted kitchen, three good sized bedrooms over two floors, a family bathroom and a lawned rear garden. The accommodation has UPVC double glazed windows with gas fired central heating.

### Dining Room

4.51 x 3.73 Metres

With wooden door and glass panel, feature fireplace with tiled hearth and wooden surrounds. UPVC double glazed bay window to the front elevation.

### Lounge

3.92 x 3.73 Metres

With feature open fireplace with tiled hearth, tiled backplate, wooden surrounds and UPVC double glazed window to the rear elevation.

### Kitchen

5.31 x 2.18 Metres

Fitted with wooden wall and base units with grey laminate worktops over. Double cooker with gas hob and extractor fan. Tiled splash backs, tiled flooring, stainless steel sink and drainer, plumbing for a washing machine, two UPVC double glazed windows to the side elevation and UPVC door to the side elevation.



### Bedroom 1

4.4 x 4.2 Metres

With two UPVC double glazed windows to the front elevation.

### Bedroom 2

3.92 x 3.63 Metres

Including feature fireplace with wooden surrounds, built in wardrobes and UPVC double glazed windows to the rear elevation.

### Bedroom 3

3.94 x 3.92 Metres

With two UPVC double glazed windows to the rear elevation.





## **Bathroom**

3.54 x 2.18 Metres

Fitted with a 4-piece white suite including walk in shower, bath, pedestal sink, low flush WC, tiled bath panel, extractor fan and UPVC double glazed window to the rear elevation.

## **Outside**

The garden itself is predominantly laid to lawn enclosed by timber fencing. Includes a patio slabbing area with feature steppingstones and a timber pergola at the bottom. There is also an outside toilet, and a timber shed for storage.

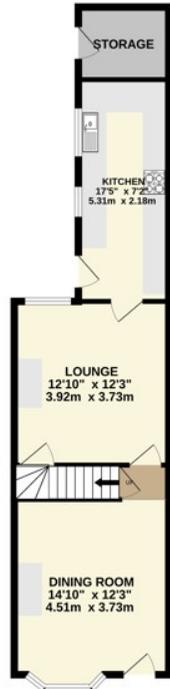
**EPC Rating - D (56)**

**Council Tax Band - B**

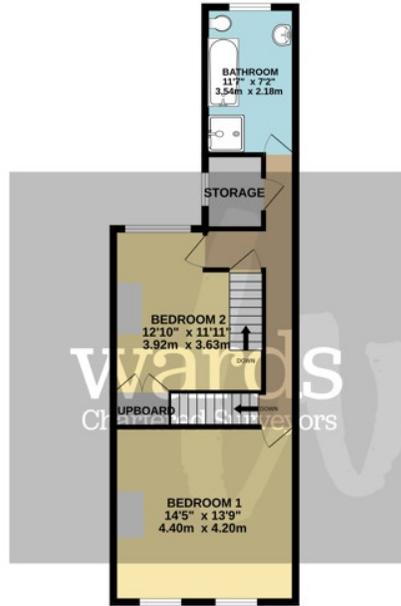




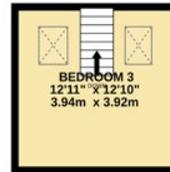
GROUND FLOOR  
530 sq ft (49.2 sq.m.) approx.



1ST FLOOR  
549 sq ft (50.9 sq.m.) approx.

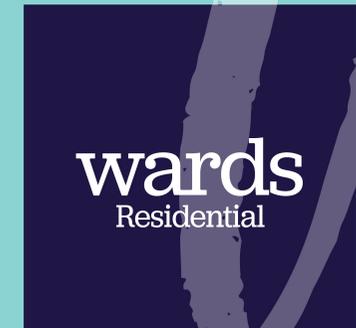


2ND FLOOR  
166 sq ft (15.4 sq.m.) approx.



TOTAL FLOOR AREA: 1244 sq ft (115.6 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the description 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 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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