



Taylor's
Est. 1992

Beaumont Avenue, Hinckley, LE10 0JN

Hinckley

£210,000

A carefully extended two-bedroom semi-detached house with a striking glazed garden room and a remarkably generous rear garden, positioned on a quiet residential avenue within walking distance of Hinckley town centre.

Internal accommodation extends to approximately 810 sq ft and unfolds across two thoughtfully arranged storeys. The house has been sensitively adapted over time, balancing practical modern living with an understated domestic charm.

Entry is via a modest hallway that leads directly into a well-proportioned front sitting room, set within a curved bay and characterised by excellent natural light. To the rear lies a dining kitchen arranged in an open, sociable format, connecting seamlessly with the home's most distinctive architectural intervention: a substantial extension crowned by a glazed roof and framed by full-width bi-folding doors. This room acts as the social heart of the house, opening directly onto the garden and creating a strong visual relationship between inside and out.

Upstairs are two double bedrooms with pleasing proportions and good natural light. An additional smaller room provides flexibility for use as a nursery, dressing room, study or ancillary storage space. The bathroom is arranged conventionally beside the landing.

The rear garden is unusually expansive for a property of this scale and gives the house a noticeably open quality. Mostly laid to lawn and enclosed by mature boundaries, it offers a high degree of privacy and ample room for outdoor dining, planting or future landscaping. A timber shed sits discreetly to the rear, while gated side access connects the garden to the front of the house. Off-road parking is positioned at the front elevation.

Beaumont Avenue occupies a well-established residential pocket on the western side of Hinckley, within easy reach of the town's independent shops, cafés and everyday amenities. Hinckley railway station provides direct connections to Leicester, Birmingham and beyond, while the nearby A5 and M69 offer straightforward road access for commuters. Westfield Infant and Junior Schools are both within walking distance.

Disclaimer

These particulars are intended as a general guide only and do not constitute any part of an offer or contract. All descriptions, photographs, floor plans, dimensions and





An extended two-bedroom semi-detached home with a striking glazed garden room, generous private garden and off-road parking, positioned within walking distance of Hinckley town centre.

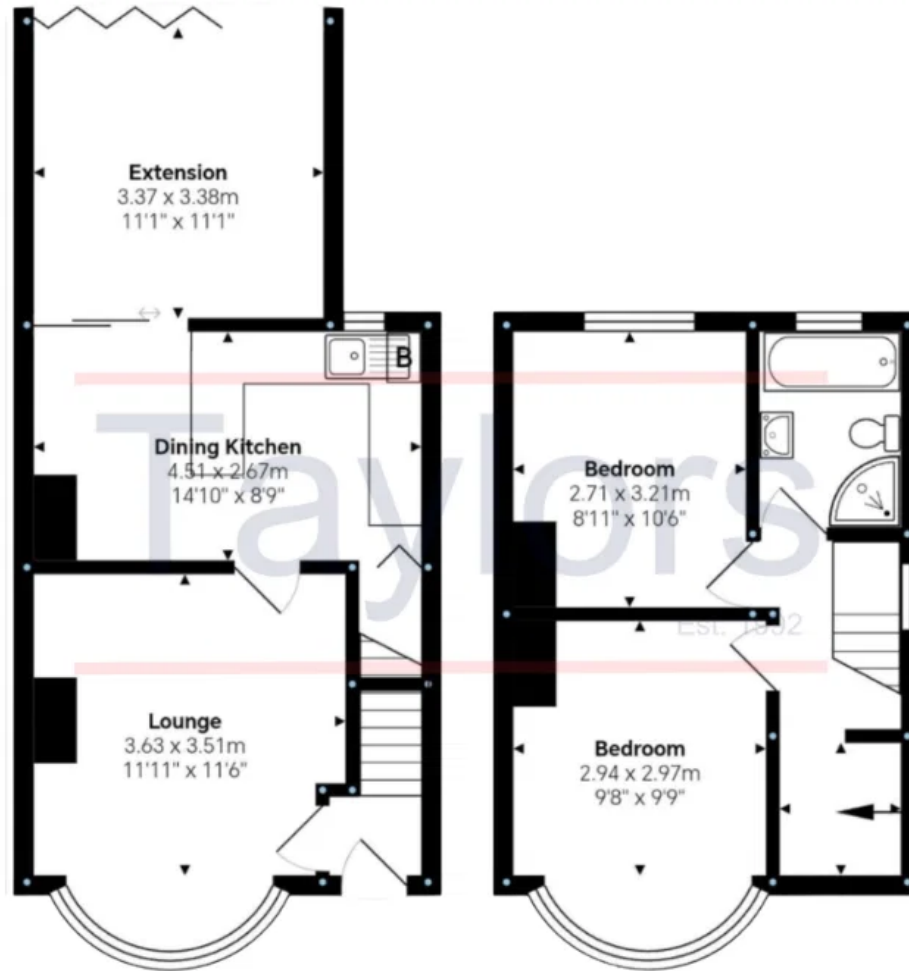
- Extended two-bedroom semi-detached home
- Stunning glass-roof garden extension
- Bi-fold doors opening onto rear garden
- Generous 810 sq ft of accommodation
- Large private enclosed rear garden
- Additional dressing room / nursery / office
- Off-road parking to the front elevation
- Walking distance to Hinckley town centre
- Ideal first-time buy or investment property
- Offered to the market with NO CHAIN

Council Tax Band: B

Tenure: Freehold

Property Type: Semi Detached House





Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		

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