



Property Description

Discover the perfect blend of comfort and convenience with this stunning two-bedroom first-floor flat, ideally situated in the heart of Hinckley. Crafted by reputable local builders, this residence features double glazing and electric heating for year-round comfort. Enjoy the spacious entrance hall leading to a bright lounge with a fully fitted kitchen, perfect for entertaining. The master bedroom boasts an en-suite, complemented by a separate bathroom for added privacy. With allocated private gated parking and no upward chain, this property is an exceptional opportunity for modern living in a vibrant town center.



Entrance Hall

having two double glazed windows, seven spot lights, heater, cupboard housing hot water cylinder and plumbing for automatic washing machine.

Living Area 4.74m x 3.35m (15' 7" x 11')

having double glazed window, nine ceiling spot lights, heater, laminate wood flooring, television aerial point and double glazed French doors.

Kitchen Area 2.42m x 1.60m (7' 11" x 5' 3")

having double glazed window, two ceiling spot lights, range of matching wall and base units with work surfaces over, single bowl drainer sink unit with mixer taps, built in oven, electric hob, extractor and fridge/freezer.

Bedroom One 3.40m x 2.79m (11' 2" x 9' 2") *plus large recess*

having double glazed window, three spot lights, heater and door to...

En-Suite

having two spot lights, heated towel rail, electric shaver socket, three piece suite comprising low level flush wc, wash hand basin and shower cubicle.

Bedroom Two

having double glazed window, two spot lights and heater.

Bathroom

having three spot lights, heated towel rail, electric shaver socket, three piece suite comprising low level flush wc, wash hand basin and

Outside

Communal areas, allocated parking bay, ample visitor parking bays and easy walking distance to town centre.

GROUND FLOOR
659 sq.ft. (61.2 sq.m.) approx.



TOTAL FLOOR AREA : 659 sq.ft. (61.2 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.
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Apartment 17 Castle Point
Wood Street
HINCKLEY
LE10 1JQ

Energy rating

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Valid until

12 February 2029

Certificate number

9228-0026-6202-5961-3950

