



# Landseer Drive Hinckley

- Beautiful three bedroom semi-detached home
- Larger-than-average corner plot
- Spacious open-plan sitting and dining room
- Garden room overlooking the rear aspect
- Versatile second reception/fourth bedroom
- Two stylish bathrooms including en suite
- Landscaped gardens with generous patio
- Ample off-road parking for several vehicles
- EPC Rating A / Council Tax Band C / Freehold

Alexanders are delighted to present this beautifully appointed three bedroom, two bathroom semi-detached home, nestled on a larger-than-average corner plot and benefiting from beautifully landscaped gardens, stylish interiors, and well-proportioned accommodation throughout.

An entrance porch opens into the spacious dual-aspect open-plan sitting and dining room, centred around a stylish flame-effect fireplace and flowing through to the garden overlooking the rear aspect. A further versatile reception room with built-in storage provides flexible accommodation and has previously been used as a fourth bedroom. The kitchen is adjacent to the dining area and includes plenty of storage in a range of base and wall cabinets, as well as integrated appliances.

To the first floor are three generous bedrooms, one of which benefits from its own spacious en suite shower room and built-in storage. The remaining two bedrooms are served by the family bathroom.

The property is approached via a shared drive and offers private parking for multiple vehicles. To the rear, a generous patio provides the perfect space for outdoor entertaining, with steps rising to a beautifully maintained lawn framed by well-stocked herbaceous borders. To the side of the property, a substantial gravelled area offers excellent potential to extend the accommodation (subject to the necessary planning consents), or to create a home office, gym, or children's play area.



**Location:**

The property is conveniently located in a popular residential area of Hinckley, close to a range of local amenities, including supermarkets, shops, cafés, and leisure facilities, with Hinckley town centre just a short distance away. It is also within easy reach of Redmoor Academy, making it an ideal location for families. Excellent transport links include Hinckley railway station, providing services to Leicester and Birmingham, together with easy access to the A5, M69, and M1, offering convenient commuting across the Midlands.

**Method of Sale:**

The property is offered for sale by Private Treaty.

**Measurements:**

Every care has been taken to reflect the true dimensions of this property, but they should be treated as approximate and for general guidance only.

**Tenure:**

The property is being sold freehold with vacant possession upon completion.

**Local Authority:**

Hinckley & Bosworth Borough Council, Hinckley Hub, Rugby, Hinckley Leics, LE10 0FR. Council Tax Band C.

**Viewings:**

Viewing strictly by appointment only via sole selling agent, Alexanders of Market Bosworth, 7 Main St, Market Bosworth, Nuneaton CV13 0JN.

**Services:**

The property is connected to mains gas, electricity, water, and drainage.

The property benefits from solar panels.

Please note that none of the services, systems or appliances, including; heating, plumbing, and electrics, have been tested by the selling agents.

**Public Rights of Way, Wayleaves & Easements:**

The property is sold subject to all existing public rights of way, wayleaves, easements and other legal rights, whether or not specifically mentioned in these particulars.

**Plans and Boundaries:**

The plans included in these particulars are based on Ordnance Survey data and are intended for guidance only. While believed to be correct, their accuracy is not guaranteed. The purchaser will be deemed to have full knowledge of the boundaries and the extent of the ownership. Neither the vendor nor their agents will be held responsible for defining ownership or boundary lines.

**Technical Information:**

Further details, including any covenants, overage provisions, or other relevant legal or technical information, can be provided upon request.





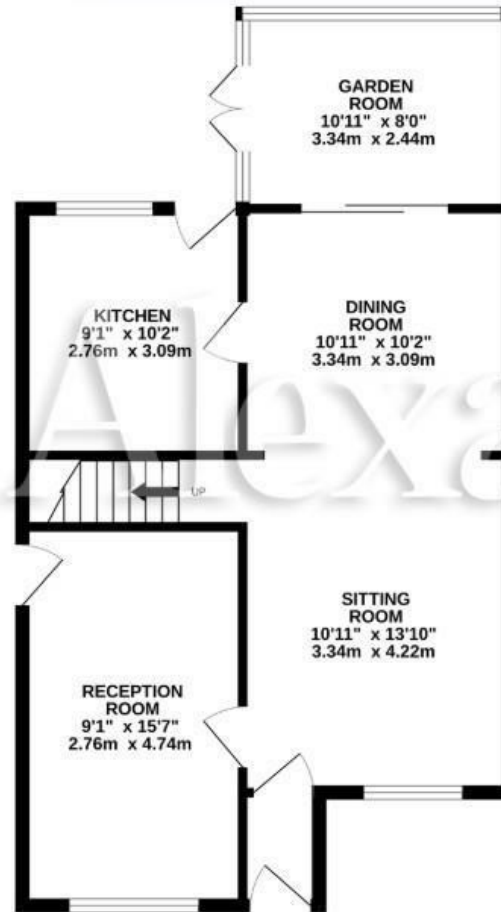
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## Money Laundering:

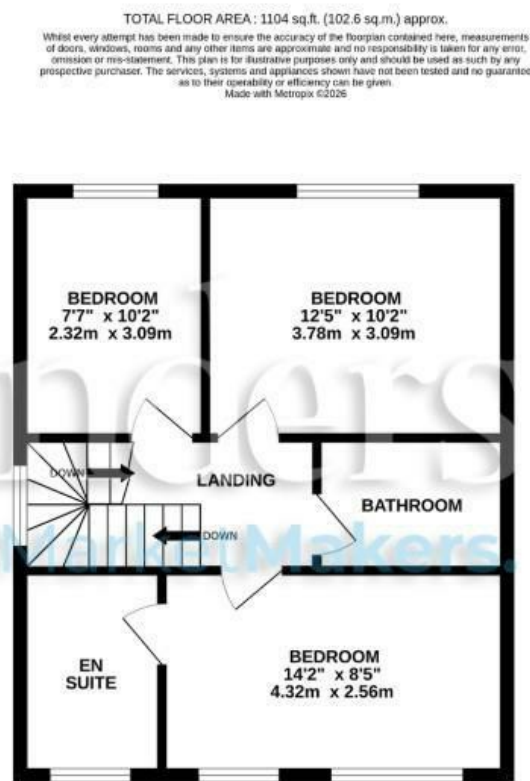
Where an offer is successfully put forward, we are obliged by law to ask the prospective purchaser for confirmation of their identity. This will include production of their passport or driving licence and recent utility bill to prove residence. Prospective purchasers will also be required to have an AML search conducted at their cost. This evidence and search will be required prior to solicitors being instructed.

## General Note:

These particulars whilst believed to be accurate set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on these particulars of sale as a statement of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this agents employment has the authority to make or give any representation or warranty in respect to the property.



GROUND FLOOR  
624 sq.ft. (58.0 sq.m.) approx.



1ST FLOOR  
480 sq.ft. (44.6 sq.m.) approx.

TOTAL FLOOR AREA: 1104 sq.ft. (102.6 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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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## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>	<b>93</b>	<b>94</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		

