



34 Gopsall Road, Hinckley, LE10 0DY
£239,950



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RH Homes and Property are delighted to offer this traditional sized 4 bedroom family semi-detached home with good access to the town centre, Hollycroft Park, and all the surrounding road amenities and road networks. Being modernised, well presented, and offering excellent sized rooms and plot to the front, and rear, the home briefly comprises; Porch, Lounge, Open Plan Dining Kitchen, Utility Lobby, Shower Room, First Floor Landing, Three Bedrooms, and staircase to Second Storey Double Bedroom. The property also benefits from gas fired central heating, UPVC double glazing throughout, traditional sized rear garden, and off road parking. Recommended for viewing to further appreciate!

Council Tax - A

Porch

4'3 x 2'3 (1.30m x 0.69m)

With timber entrance door from the front driveway

Lounge

11'10 x 11'3 (3.61m x 3.43m)

Having original wood flooring, radiator, focal point decorative fire place with tiled hearth and wood surround, and UPVC double glazed window to the front elevation.

Open Plan Dining Kitchen

11'10 x 25'11 overall (3.61m x 7.90m overall)

Dining Area - Having laminate wood flooring, decorative brick fireplace and slate hearth, radiator, and under stairs storage access.

Kitchen - Being fitted with a good range of modern wall and base level units with oak wood working surfaces over and tiled splashbacks, a fitted seven ring gas range cooker, an inset belfast sink and counter top drainer, wine racking, traditional vertical radiator, orangery roof, continuation laminate wood flooring, and UPVC double glazed door to the rear garden aspect.

Utility Lobby

With laminate wood flooring, central heating boiler, and plumbing for washing machine.





Shower Room

5'7 x 7'0 (1.70m x 2.13m)

Having a three piece white suite of low flush WC, wash hand basin, and thermostatic rainfall shower set in a tiled cubicle, extractor, traditional matte radiator, and skylight ceiling window.

Landing

With access off to:

Bedroom One

11'10 x 12'2 (3.61m x 3.71m)

With radiator, and UPVC double glazed window to the rear elevation.



Bedroom Two

6'6 x 11'3 (1.98m x 3.43m)

With radiator, laminate wood flooring, and UPVC double glazed window to the front aspect.

Bedroom Three

4'7 x 11'4 overall (1.40m x 3.45m overall)

With radiator, laminate wood flooring, and UPVC double glazed window to the front aspect.



Bedroom Four

11'8 x 13'9 (3.56m x 4.19m)

With thermal insulation plaster and UPVC double glazed window to the side elevation.

Outside

To the front is a driveway for off road vehicle parking.

The rear has a timber side gate access and timber sleeper steps up towards a mainly lawned and further tiered garden. There is a concrete seating area, mature tree, hedge, and shrub surrounds, external power and water, and a timber shed.





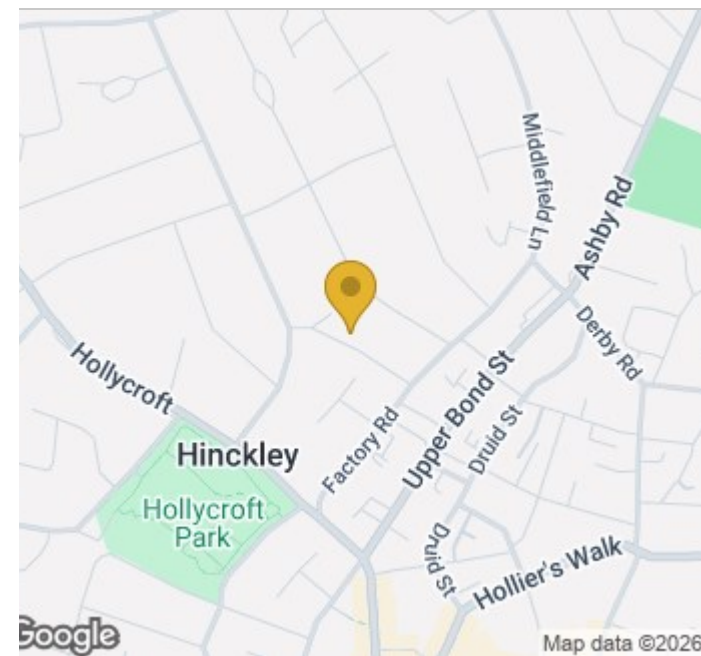
All measurements are approximate and for display purposes only

Viewing

Please contact our RH Homes and Property Office on 01455 633244 if you wish to arrange a viewing appointment for this property or require further information.

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Leaving Hinckley along Station Road, take a right turn onto Lancaster Road, left at the traffic lights, and head to the next lights alongside Sainsbury's. Take the right fork onto Trinity Lane, right at the next lights (outside the old leisure centre site) continuing on Trinity Lane, to the next set of traffic lights and fork left still onto Trinity Lane. At the end of this road left again at the lights onto Hollycroft (with the Park on your left). Continue along and turn right onto Stanley Road, and right again onto Gopsall Road where the property is situated on

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(82 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
		EU Directive 2002/91/EC

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