



35 Brascote Road, Hinckley, Leicestershire, LE10 0YE  
£360,000

**wards**  
Residential



No Chain. Situated in a sought-after residential area, close to the town centre and with good access to shops and major road links. This three-bedroom detached bungalow offers spacious single-storey living at the head of the cul de sac with open aspect to side, ample off-road parking, and a garage. The accommodation comprises an entrance hall, a generous lounge/diner, modern fitted kitchen, three well-proportioned bedrooms and a favourable shower room. Good sized front and enclosed rear garden with two sheds. The bungalow is well-maintained throughout, with potential to update or extend (subject to relevant permissions) to suit modern lifestyles.

### **Living Room/Diner**

**8.37 x 3.61 Meters**

Spacious living and dining area with large multi fuel burner with hearth and plinth above. Sliding UPVC double glazed patio door to the rear garden and bow window to the front elevation with carpeted flooring.



## Kitchen

**3.67 x 2.98 Meters**

Modern range of fitted shaker style kitchen units in cream with contrasting roll edge working surfaces above. Fitted with integrated appliances including a fridge and freezer, four ring Zanussi hob, electric oven and plumbing for a washing machine. UPVC double glazed window and door to the rear elevation.



## Shower Room

**2.52 x 2.1 Meters**

Large walk in shower cubicle with sliding shower door and electric shower. Vanity sink unit and low level WC. Tiled flooring and surrounds. UPVC double glazed window to the rear elevation.







### **Bedroom 1**

**4.55 x 3.48 Meters**

Large double bedroom with carpeted flooring and UPVC double glazed window to the front elevation. Fitted with a range of wardrobes and drawer units.

### **Bedroom 2**

**4.55 x 2.98 Meters**

Double bedroom with carpeted flooring and UPVC double glazed window to the rear elevation.





### **Bedroom 3**

**2.67 x 2.56 Meters**

Single bedroom with carpeted flooring and UPVC double glazed window to the front elevation.

### **Outside**

The property is set well back from the road with a wide tarmacadam driveway providing ample parking and access to a detached brick-built garage with light and power. The front garden is laid to AstroTurf with planted beds. To the rear is a good-sized, enclosed garden with side access, mainly laid to AstroTurf with established beds and a block-paved patio. Additional features include two timber sheds, an outside light, and an external tap.

**EPC Rating - C (72)**

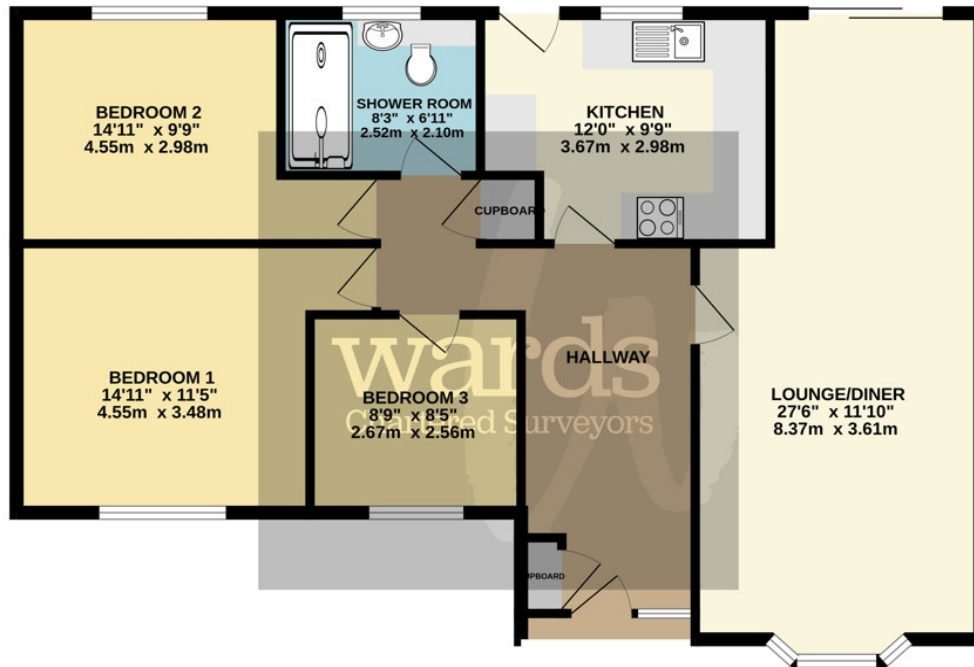
**Council Tax Band - C**

**Call 01455 251771 to make an appointment to view this property**





GROUND FLOOR  
954 sq.ft. (88.6 sq.m.) approx.



TOTAL FLOOR AREA : 954 sq.ft. (88.6 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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