

87 Westfield Road, Hinckley, LE10 0LT  
£210,000

wards  
Residential



Freehold

**NO CHAIN.** Wards are delighted to present this three-bedroom semi-detached family home in a popular residential location of Hinckley within proximity to shops, doctors, train station, local parks and major road links including the M69 and A5. The accommodation includes entrance hall, lounge opening through to good sized dining room, kitchen and utility. To the first floor there are three good sized bedrooms and a family bathroom. UPVC and SUDG

### **Entrance Hall**

**1.61 x 3.45 Metres**

### **Lounge**

**3.12 x 3.45 Metres**

With double glass paneled doors leading to the dining room and UPVC double glazed window to the front elevation.

### **Dining Room**

**3.12 x 3.14 Metres**

With a brick feature fireplace and UPVC double glazed windows to the rear elevation.

### **Kitchen**

**1.81 x 3.14 Metres**

Fitted with wooden wall and base units, green laminate work surfaces, stainless steel sink and drainer, tiled flooring, tiled splash backs, gas oven and hob, understairs storage cupboard and UPVC double glazed window to the side elevation.

### **Utility**

**1.81 x 3.25 Metres**

Fitted with wooden wall and base units, green laminate work surfaces, plumbing for washing machine and UPVC double glazed windows to the side elevation.



### **Bedroom 1**

**3.45 x 3.12 Metres**

With UPVC double glazed window to the front elevation.

### **Bedroom 2**

**3.14 x 2.7 Metres**

With UPVC double glazed window to the rear elevation.

### **Bedroom 3**

**2.3 x 2.03 Metres**

With UPVC double glazed window to the rear elevation.

### **Bathroom**

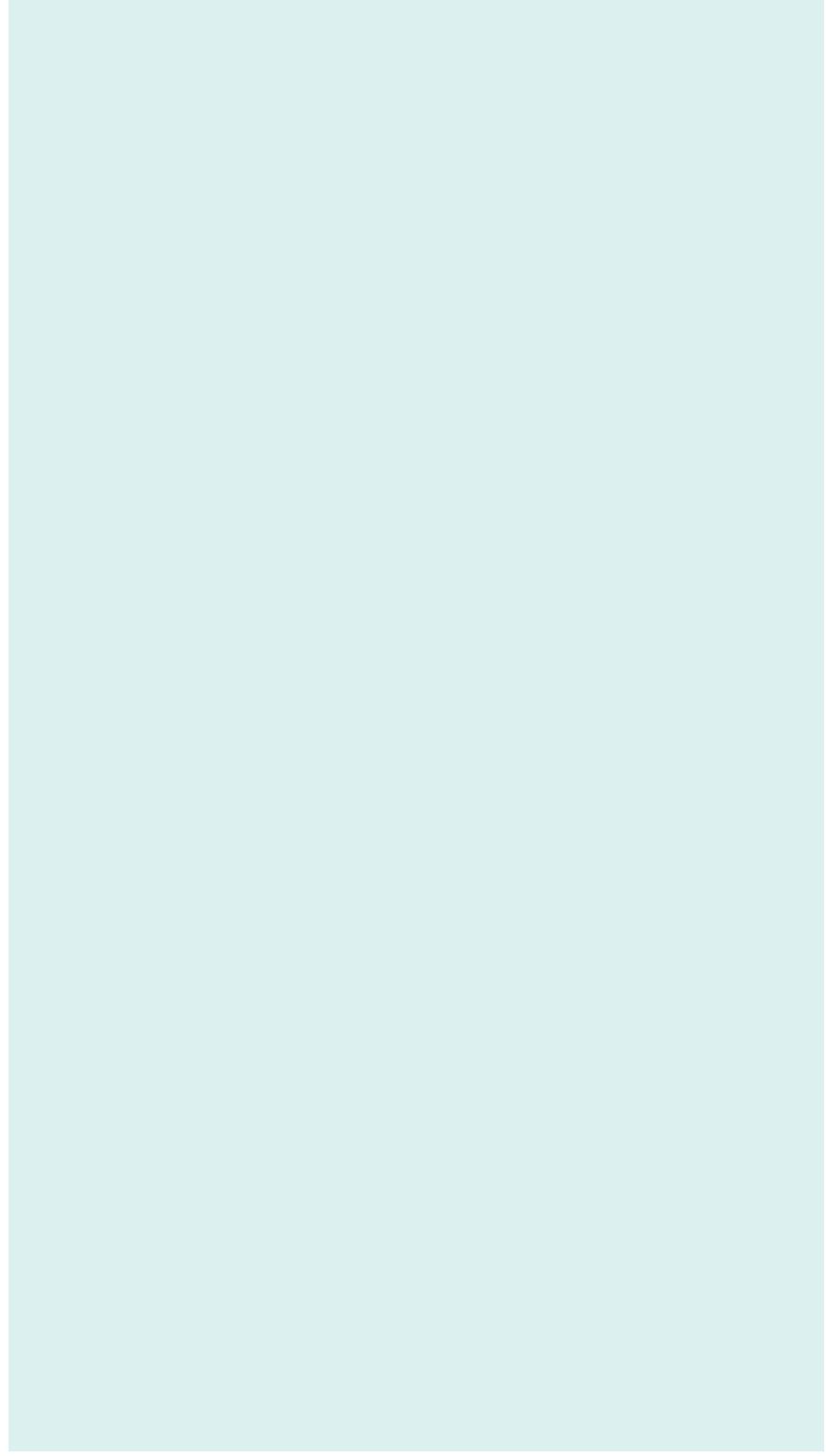
**1.71 x 1.61 Metres**

Fitted with a three-piece white suite including a low flush WC, sink on vanity, curved enclosed walk-in shower, tiled splash backs and UPVC double glazed windows to the front elevation.

### **Garden**

The garden is predominantly laid to lawn with a patio area adjacent to dwelling and side access to the front of the property. There are also stone borders, and the garden is enclosed by timber fencing.





**EPC rating - D (62)**

**Council Tax Band - B**

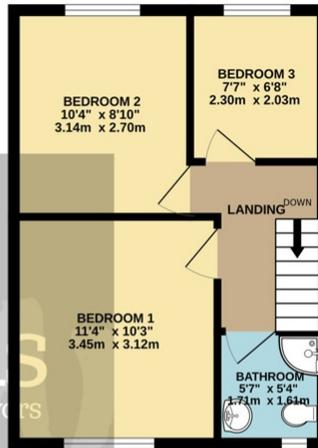
**Call 01455 251771 to make an appointment to view this property**



GROUND FLOOR  
399 sq.ft. (37.1 sq.m.) approx.

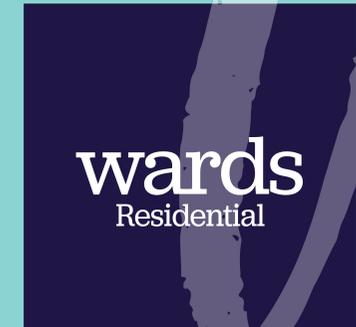


1ST FLOOR  
336 sq.ft. (31.2 sq.m.) approx.



TOTAL FLOOR AREA: 734 sq.ft. (68.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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