



8 Cowper Road, Hinckley, Leicestershire, LE10 2LP  
£340,000

wards  
Residential

## Freehold

Extended, traditional three bedroom semi detached home on a good sized plot. In a sought after and convenient location within walking distance of a parade of shops, doctors surgery, the village centre, Hinckley Town Centre, local transport routes and good access to the A5 and M69 motorway. The property comprises: Ground Floor: Entrance Hall with Minton Tiled flooring, open plan Living/Dining area with feature fireplace, modern fitted Kitchen, Utility and downstairs WC. First Floor: two spacious double Bedrooms, a well proportioned third Bedroom and a family bathroom. Externally, the property is set back from the road with a driveway to the front providing ample parking, gates leading to a convenient bin store and a beautifully landscaped rear Garden.

### Open Plan Living/Dining Room

10.95 x 3.39 Meters

A generously sized living/dining area, with a feature exposed fireplace with solid oak beam and log burning stove. UPVC double glazed bay window to the front elevation fitted with Plantation shutters along with UPVC double glazed French doors opening to the rear garden. Oak laminate flooring.

### Kitchen

3.41 x 2.56 Meters

Modern kitchen fitted with a range of wall and floor high gloss units, with a solid oak work top and a glass board cooker splashback. The kitchen is fitted with integrated appliances a four-ring electric hob. UPVC double glazed window to the rear elevation with two skylights, continuing the oak laminate flooring.



## Entrance Hall

With stairway to first floor, Minton tiled flooring, traditional column radiator, useful under stairs storage cupboards and access to ground floor rooms.

## Utility Room

**3.41 x 2.55 Meters**

Range of matching floor standing cupboard units with roll edge working surfaces above, sink with drainer and plumbing for a washing machine. UPVC door giving access to the side elevation with tiled flooring.

## WC

**1.88 x 0.99 Metres**

with low-level WC and wash hand basin. Tiled splashback and flooring. Opaque UPVC double glazed window.

## Bathroom

**1.88 x 1.8 Meters**

Opaque UPVC double glazed window, corner shower cubicle with dual head mixer shower, low level flush WC, vanity sink unit, tiled flooring, tiling surrounding walls.





### **Master Bedroom**

**4.68 x 3.17 Meters**

Double bedroom with modern fitted wardrobes. UPVC double glazed bay window to the front elevation fitted with Plantation shutters along with carpeted flooring.

### **Bedroom 2**

**3.65 x 3.17 Meters**

Good sized double bedroom. UPVC double glazed window to the rear elevation with carpeted flooring.

### **Bedroom 3**

**2.44 x 1.88 Meters**

A well-proportioned third bedroom with a UPVC double glazed window to the front elevation and carpeted flooring.



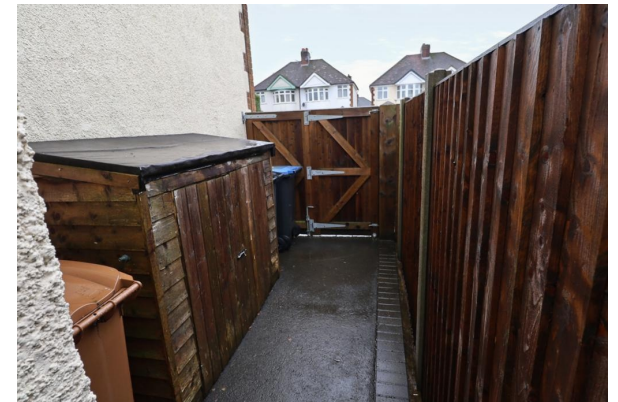
## Outside

To the front elevation, there is a tarmacadam driveway with parking for multiple cars. There is a wooden side gate giving access to a useful bin store and the rear of the property. The rear garden is predominantly laid to lawn with attractive landscaped areas. Composite decking adjacent to the dwelling with a gravel pathway leading to the top of the garden with two timber sheds. The whole being enclosed with timber fencing.

**EPC - to follow**

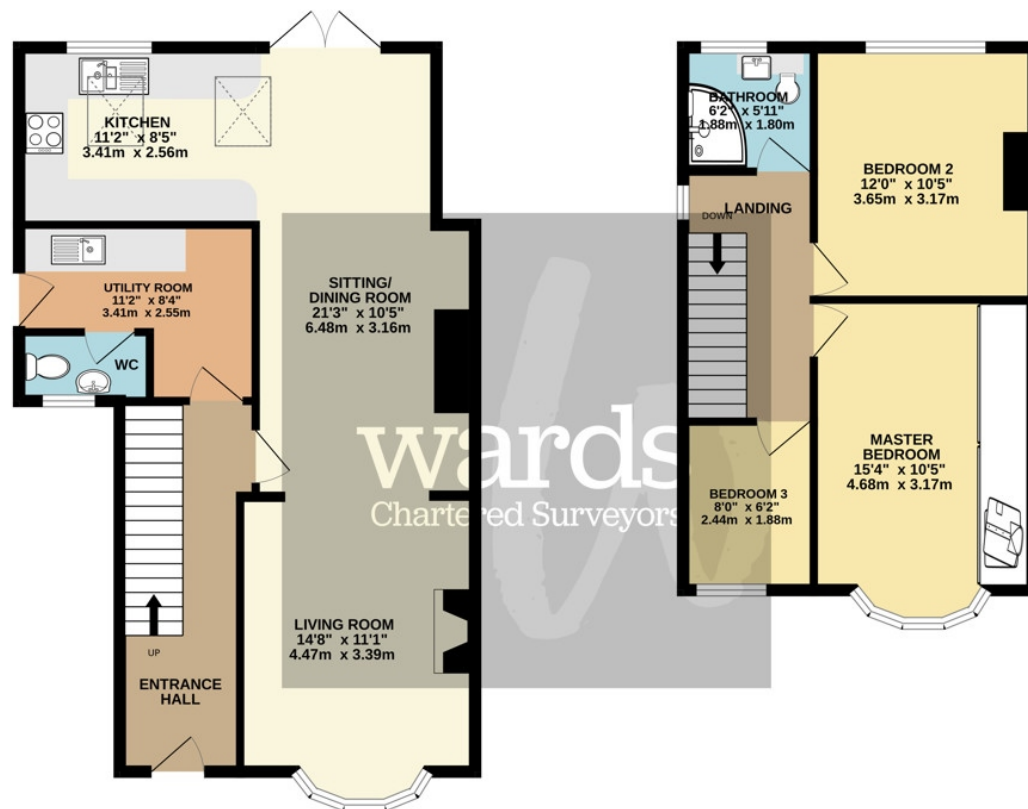
**Council Tax Band - B**

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



GROUND FLOOR  
632 sq.ft. (58.8 sq.m.) approx.

1ST FLOOR  
430 sq.ft. (40.0 sq.m.) approx.



TOTAL FLOOR AREA: 1063 sq.ft. (98.7 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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