

wards
Residential

105A Wykin Road, Hinckley, LE10 0HU

£170,000 Offers over

Freehold

A deceptively spacious two-bedroom end-of-terrace house, ideally situated in a convenient Hinckley location close to schools, local amenities, bus routes, the A47 and onward links to the A5/M69. The accommodation briefly comprises an entrance hall, living room and kitchen/breakfast room to the ground floor, with two bedrooms and a family bathroom to the first floor. Externally, the property benefits from front and rear gardens, both predominantly laid to lawn, together with an allocated parking space to the rear. Further benefits include UPVC double glazing and gas-fired central heating.

Entrance Porch

Entering the property through a UPVC glass panelled front door and UPVC double glazed window to the front elevation.

Living Room

4.3 x 4.26 Metres

Bright and spacious living/dining area with laminate flooring, UPVC double glazed window to the front elevation, stairs to the first floor and access to the kitchen/breakfast room.

Kitchen/Breakfast Room

4.26 x 2.7 Metres

Fitted with wooden wall and base units, laminate worksurfaces, electric oven, ceramic hob, stainless steel sink and drainer, tiled splash backs and plumbing for washing machine with tiled flooring. UPVC double glazed window to the rear elevation, and back door to access the rear garden.







Landing
Access to the loft.

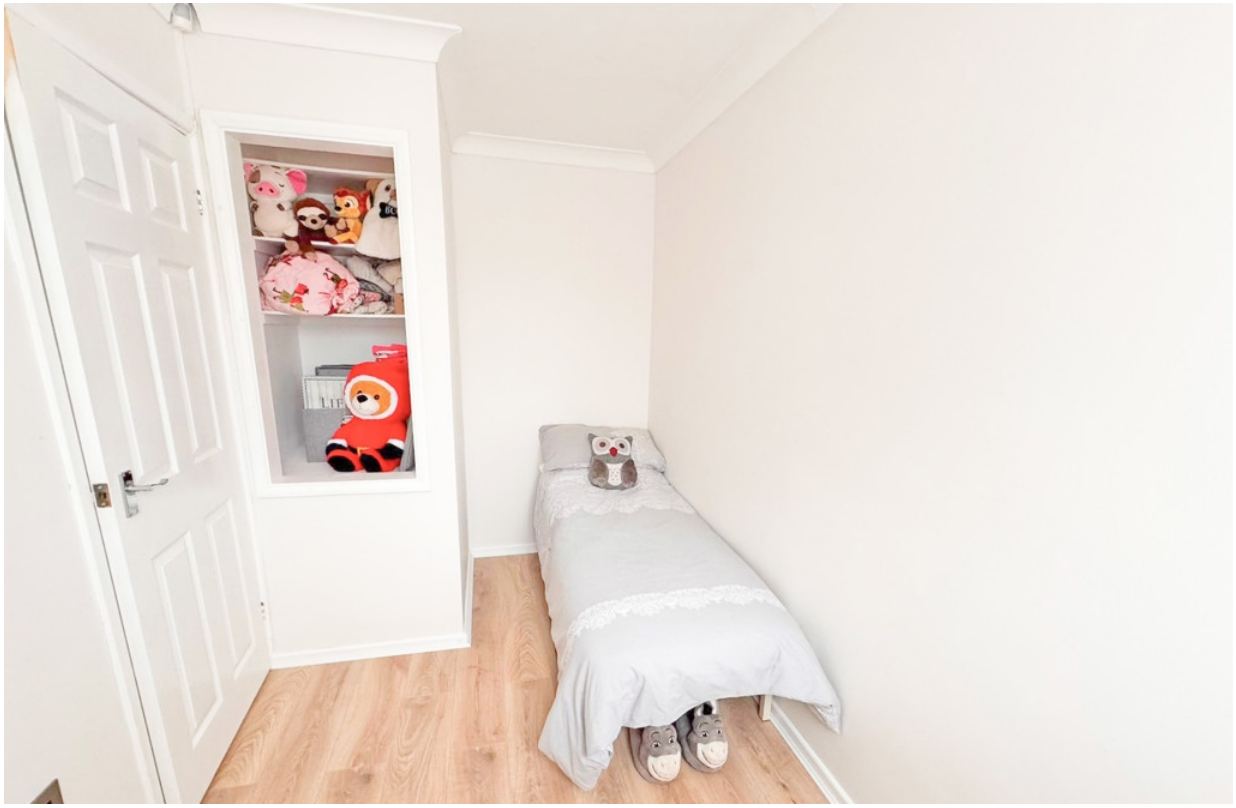
Bedroom 1
4.26 x 3.17 Metres
UPVC double glazed window to the front elevation, fitted mirrored wardrobes spanning the length of the bedroom with ample storage space and laminate flooring.

Bathroom
2.25 x 1.7 Metres
White three-piece suite comprising of a low flush WC, vanity wash hand basin and a bath with shower over. Tiled around wet areas and flooring with UPVC double glazed window to the rear elevation.













Bedroom 2

3.84 x 2.01 Metres

Fitted with carpeted flooring and UPVC double glazed window to the rear elevation. Above stairs storage cupboard and laminate flooring.

Outside

The front and rear gardens are predominately laid to lawn with a paved walkway and patio area adjacent to the dwelling at the rear. The rear garden enclosed by timber fencing with access to the allocated car parking space.

Location

The property is ideally located within a 2 minute walk to Redmoor Academy Secondary School and within a 5 minute walk to both Battling Brook Primary School and Dovetree School. There is great access to major road links with supermarkets and the town centre just a short distance away.

EPC Rating - C (72)

Council Tax Band - B

Call 01455 251771 to make an appointment to view this property

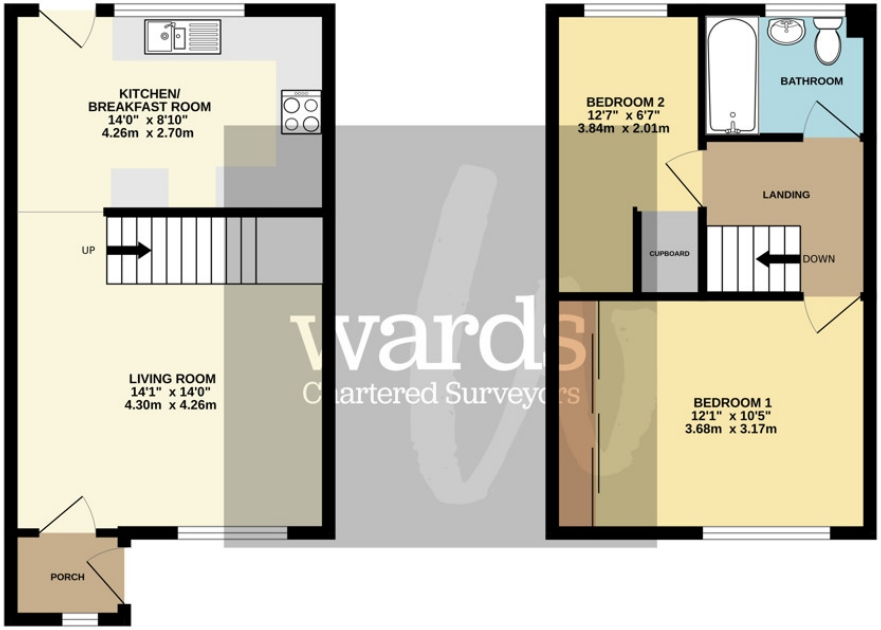






GROUND FLOOR
340 sq.ft. (31.6 sq.m.) approx.

1ST FLOOR
320 sq.ft. (29.8 sq.m.) approx.



TOTAL FLOOR AREA : 661 sq.ft. (61.4 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.
Made with Metropix ©2026

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

wards
Residential

20 Station Road
Hinckley Leicestershire LE10 1AW

01455 251771
info@wardsonline.co.uk

wardsonline.co.uk

naea | propertymark PROTECTED

RICS® Regulated by RICS

Ward Surveyors Limited - Registered in England No.4567836