



53 Park Road, Hinckley, LE10 1HT

£250,000



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NO CHAIN. A traditional detached house on a good sized corner plot. Really convenient location for access to the Town and surrounding commuting routes, shops, schools, doctors, dentist, parks, bus and train services. Needing a degree of updating, the property offers an Entrance Hall, Lounge, Kitchen Diner and Downstairs Bathroom. First Floor Landing, Three Bedrooms (Master with a wash basin and vanity unit, two bedrooms with fitted wardrobes). Driveway offering ample parking, then there is a car port to the side of the house. Well stocked front and rear gardens.

Council Tax Band : B  
EPC Band D

### Entrance Hall

With a door to the front elevation and stairs off to the first floor.

### Lounge

14'4 x 12'5 (4.37m x 3.78m)

UPVC double glazed window to the rear overlooking the garden, there is a focal point gas fire set in an Adam style fireplace with marble hearth and wood surround. Radiator, and door to an understairs store cupboard/larder.



### Dining Kitchen

11'11 x 10'11 (3.63m x 3.33m)

Fitted with a range of wall and base units with working surfaces over. Inset one and a half stainless steel sink and drainer and built in electric oven and hob. There is plumbing for a washing machine, radiator and UPVC double glazed window to the rear elevation and UPVC part glazed door to the side.



### Bathroom

10'11 x 6'1 (3.33m x 1.85m)

Having a three piece suite comprising a bath, low level WC, and wash hand basin, with tiled splashbacks, radiator, electric wall heater, and two UPVC double glazed windows to the front elevation.



### Landing

UPVC double glazed window to the front elevation.

### Bedroom One

12'6 x 12'5 overall (3.81m x 3.78m overall)

UPVC double glazed window to the rear elevation, radiator, a wash hand basin set in a vanity unit, a range of fitted wardrobes set along one wall, and an airing cupboard housing the Ideal Instinct central heating boiler.





### Bedroom Two

10'11 x 9'7 (3.33m x 2.92m)

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

### Bedroom Three

10'11 x 6'7 (3.33m x 2.01m)

UPVC double glazed window to the front elevation, radiator, and a range of fitted wardrobes set along one wall.

### Outside

The house is nicely set back from the road with a central driveway offering ample off road parking for numerous vehicles. either side are well stocked flower and shrub arrangements all set within a hedgerow border. There is a gated access through to a Car Port adjacent to the side of the house, and a useful store shed.

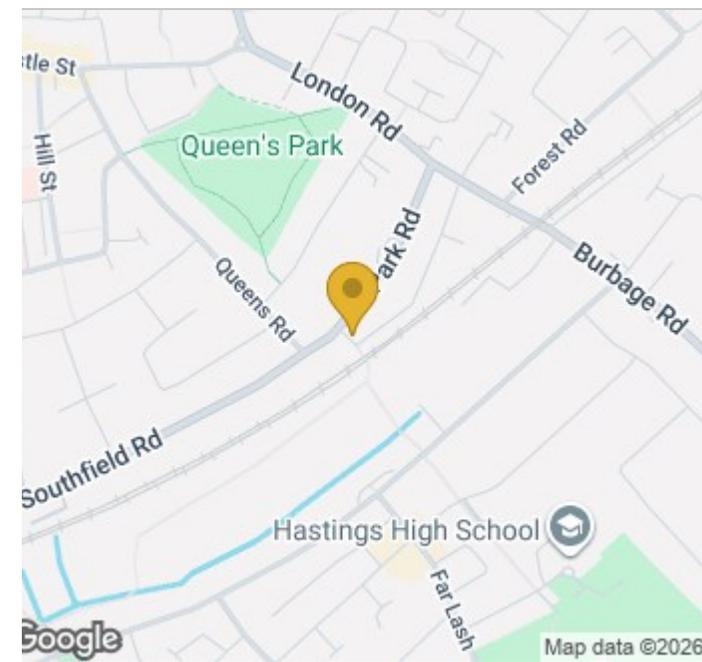
There is then a rear garden, with a main, central lawn, and again with well stocked flower and shrub borders.





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All measurements are approximate and for display purposes only



Park Road, is located as a continuation of Southfield Road in Hinckley, and the property is situated alongside the footpath over a Railway Bridge through to Burbage. For SATNAV/GPS users the post code is LE10 1HT.

## 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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance 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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		78
(55-68) <b>D</b>	56	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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