Scrivins & Co Sales & Lettings

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56 WOODLAND ROAD, HINCKLEY, LE10 1JG

£365,000

Delightful traditional bay fronted detached family home of character on a large plot with open aspect to rear. Sought after and convenient location within walking distance of the town centre, the crescent, schools, train and bus stations, doctors, dentists, bars and restaurants and good access to the A5 and M69 motorway. Well presented and much improved including original panel interior doors, oak block flooring, spindle balustrades, coving, wood burning stove, bathroom, gas central heating, UPVC SUDG and UPVC soffits and facias. Spacious accommodation offers entrance hall, lounge, dining room, kitchen, garden room/family room and utility room with WC. Three bedrooms (main with a range of bedroom furniture) and bathroom with shower. Wide driveway to garage, large mature rear garden with shed. Viewing recommended. Carpets and blinds included.

TENURE
Freehold
Council Tax band C

ACCOMMODATION
Attractive arched topped UPVC SUDG and leaded front door with outside lighting, EV car charging point. Door leads to

ENTRANCE HALLWAY
With original oak block flooring, hive thermostat for the central heating system, Victorian reproduction style radiator, stairway to the first floor with white spindle balustrades, useful under stairs storage cupboard beneath with lighting, fitted shelving and cupboard housing the meters and consumer unit. Original wood panel door to

LOUNGE TO FRONT
11'6" x 13'8" (3.53 x 4.19)
With feature fireplace having raised quarry tiled hearth, hardwood beam above incorporating a black cast iron multifuel stove, radiator with surrounding ornamental radiator cover, TV aerial point, coving to ceiling and ornamental ceiling rose.

DINING ROOM TO REAR
11'0" x 12'11" (3.36 x 3.96)
With feature Victorian fireplace having ornamental grey wood surrounds, raised black quarry tile hearth and ornamental cast iron fireplace incorporating living flame coal effect gas fire, grey oak laminate wood strip flooring, radiator with surrounding ornamental radiator cover, coving and ornamental ceiling rose. UPVC SUDG sliding patio doors lead to the rear garden.

FITTED KITCHEN TO REAR
6'5" x 8'10" (1.97 x 2.71)
With a range of medium oak fitted kitchen units consisting inset white ceramic single drainer sink unit mixer tap above double base unit beneath, further matching cupboard units and drawers, contrasting white roll edge working surfaces above with inset four ring gas hob unit, single fan assisted oven with grill beneath integrated extractor above. Tiled splashbacks, further matching wall mounted cupboard units and gallery shelving and spice rack, integrated larder fridge, laminate tile flooring, radiator, inset ceiling spotlights, coving to ceiling.

GARDEN ROOM/FAMILY ROOM TO SIDE

16'11" x 7'11" (5.17 x 2.42)

With wood strip flooring, built in storage cupboards, communicating door to the garage, wood and glazed door leading to the rear garden, further door to

UTILITY/WC

6'0" x 5'11" (1.84 x 1.82)

With single drainer stainless steel sink unit cupboard beneath, tiled splashbacks, appliance recess points, plumbing for automatic washing machine, white low level WC, quarry tile flooring, radiator with Frost Stat.

FIRST FLOOR LANDING

With white spindle balustrades, coving to ceiling, loft access with extending aluminium ladder for access, loft is boarded with lighting.

BEDROOM ONE TO REAR

11'0" x 12'11" (3.37 x 3.96)

With a range of bedroom furniture in white consisting two double, one corner and one single wardrobe unit, single panel radiator, coving to ceiling.

BEDROOM TWO TO FRONT

14'1" x 11'6" (4.31 x 3.53)

With radiator, coving to ceiling.

BEDROOM THREE TO FRONT

6'2" x 8'3" (1.88 x 2.54)

With built in single wardrobe/storage cupboard, single panel radiator, coving to ceiling.

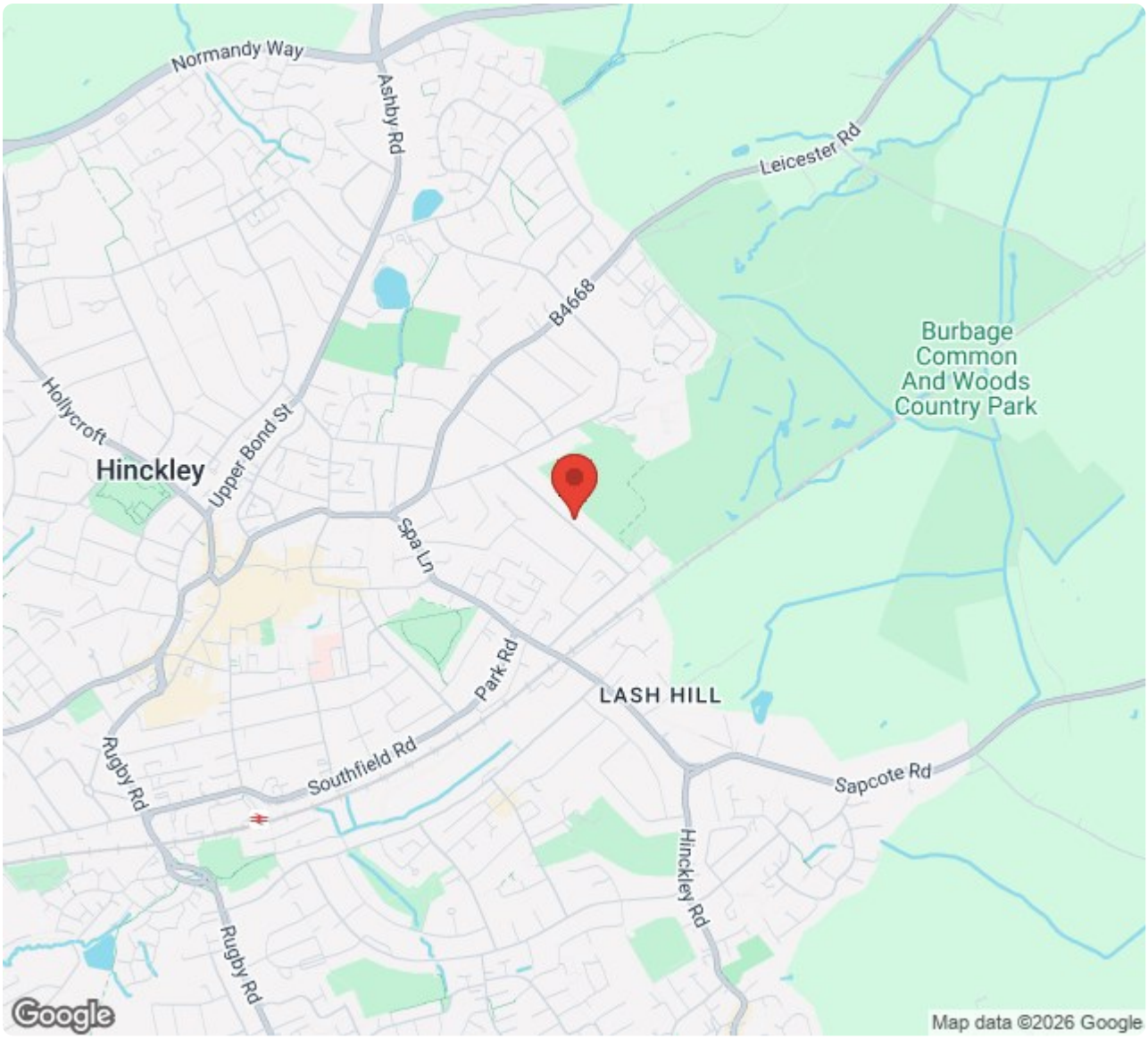
BATHROOM TO REAR

6'3" x 9'0" (1.93 x 2.75)

With white suite consisting of a P shaped panel bath, mains shower unit above shower screen to side, vanity sink with beach double cupboard beneath, low level WC, contrasting fully tiled surrounds including the flooring, chrome heated towel rail, inset ceiling spotlights. Full height double airing cupboard in beech housing the Worcester gas combination boiler for central heating and domestic hot water (new as of 2025 still under warranty).

OUTSIDE

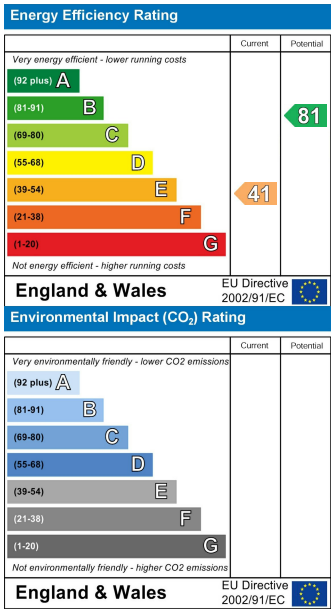
The property is set back from the road having a full width slab driveway to front leading to a single garage (2.41m x 3.69) with white panelled double doors to front with light and power. There is a large mature rear garden enclosed by panel fencing and mature hedging having a full width semi circular slab patio adjacent to the rear of the property, outside tap and lighting, beyond which the garden is principally laid to lawn where there is an ornamental pond and rockery beyond which the garden is principally laid to lawn with well stocked beds and borders and at the top of the garden is a timber shed with power. The garden to the rear has a open aspect overlooking school playing fields.



TOTAL AREA: APPROX. 1169.6 SQ. FEET

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 Plan produced using PlanUp.

56, WOODLAND ROAD, HINCKLEY



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