



37 Netherley Road, Hinckley, LE10 0RD  
£310,000

wards  
Residential

Freehold

Spacious three-bedroom semi-detached family home in a popular residential location of Hinckley within close proximity of shops, doctors' surgery, railway station, local parks and major road links including the M69 and A5. The accommodation briefly comprises: Ground Floor: Entrance Hall, Lounge, open plan Kitchen/Living Area and WC. First Floor: Three Bedrooms and a large family Bathroom. Externally, there is a private driveway with parking to the front and good-sized garden to the rear. UPVC double glazing and gas fired central heating.

### Entrance Hall

Accessed via a composite door with glazed inserts, inset ceiling spotlights, Karndean flooring, staircase rising to the first floor, radiator and timber doors to ground floor rooms.

### Lounge

**4.81 x 3.15 Metres**

Pendant light with an ornate ceiling rose, decorative coving, and a bay window to the front elevation. The room also features a fireplace with a marble hearth and decorative surround, along with a radiator and carpeted flooring.

### Open Plan Kitchen/Living Area

**5.7 x 2.91 Metres**

To the rear of the property is a spacious and desirable extended living kitchen. It features a comprehensive range of shaker-style wall and base units, incorporating an integrated fridge freezer, dishwasher, wine cooler, and space for a range cooker, complemented by granite worktops and stylish under-cabinet lighting. There is also a utility area fitted with matching base units, sink with drainer and splashback. The room opens into a bright and generous living and dining space, enhanced by a Velux window and French doors leading out to the rear garden, along with a side access door and Karndean flooring throughout.



## Landing

With a window to side elevation, boarded loft with drop down ladder and timber doors to first floor accommodation.

## Bedroom One

**3.8 x 3.14 Metres**

Double glazed window to the rear elevation, fitted oak wardrobes spanning the length of the bedroom with ample storage space, radiator and carpeted flooring.

## Bedroom Two

**3.5 x 3.14 Metres**

Inset ceiling spotlights, double glazed window to the front elevation, radiator and carpeted flooring.

## Bedroom Three

**2.13 x 1.84 Metres**

Double glazed window to front elevation, radiator and carpeted flooring.





## Bathroom

### 4.96 x 2.3 Metres

To the rear of the property is a stylish extended bathroom, fitted with a contemporary four-piece suite comprising a walk-in shower with ceramic tray and tiled surround, a concealed flush WC, and twin wall-hung wash basins with chrome mixer taps set within vanity units. There is also a modern 'Mode' freestanding bath with a floor-mounted chrome tap. Additional features include an obscure double-glazed rear window, a matte black heated towel rail, inset ceiling spotlights, partly tiled walls, and tiled flooring.

## WC

Two piece suite with low flush WC and wall hung ceramic wash basin with chrome mixer tap over and tiled splash back, worktop with space and plumbing for a washing machine, housing the boiler and Karndean flooring.



## Outside

To the front of the property is a block paved driveway providing off road parking for two cars, there is also a timber gate with access to the rear garden.

To the rear is a well-maintained, South West facing rear garden with a paved patio area followed by steps leading to a lawn enclosed by timber fencing.



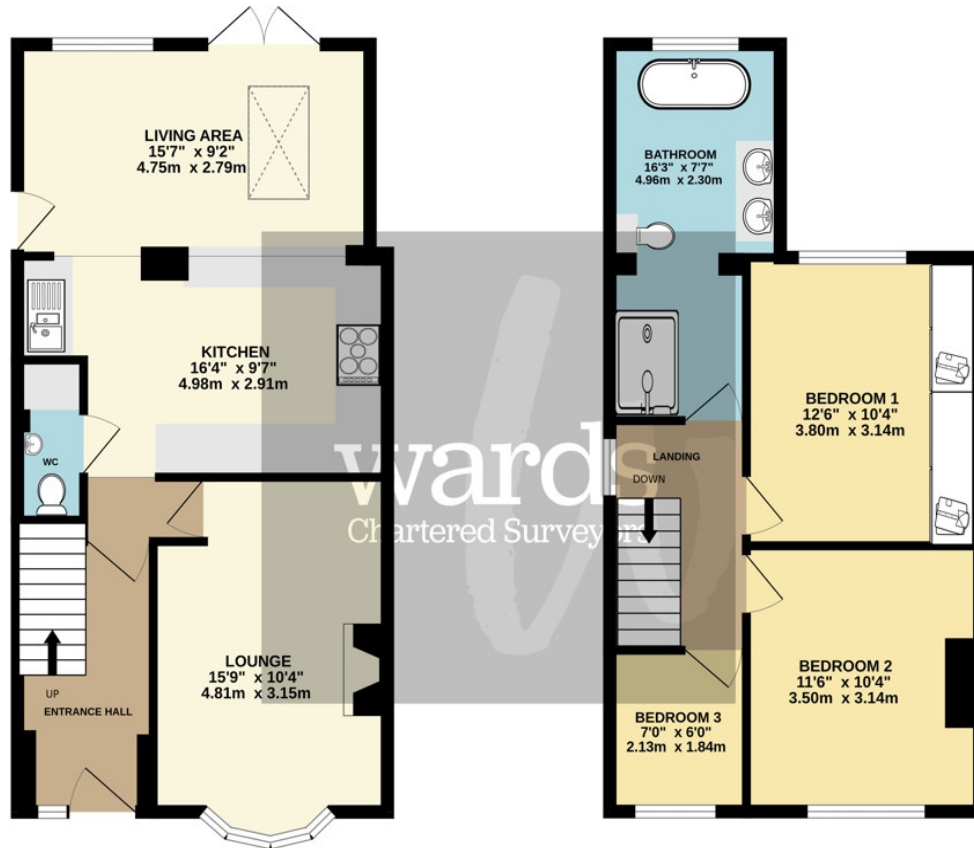
**EPC - To be supplied**

**Council Tax Band - B**

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

GROUND FLOOR  
524 sq.ft. (48.7 sq.m.) approx.

1ST FLOOR  
454 sq.ft. (42.2 sq.m.) approx.



TOTAL FLOOR AREA: 978 sq.ft. (90.9 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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