



69 London Road, Hinckley, LE10 1HH  
£285,000

wards  
Residential

Freehold. NO CHAIN. LARGE ANNEX & DIRECT PARK ACCESS. OVER 1,600 SQ FT TOTAL FLOOR AREA! A superb opportunity to acquire an attractive and characterful Victorian three bedroom end terrace house situated backing on to and with direct rear access to the popular Queens Park in Hinckley. The property is within easy walking distance of Hinckley town centre and benefits from convenient access to local commuter routes including the M69, A5 and A47. The well maintained accommodation briefly comprises: Ground Floor: Lounge, Kitchen, Shower Room, External WC & Store and multi-functional Annex. First Floor: two Bedrooms, Ensuite and Second Floor: Bedroom Three. UPVC double glazing and gas fired central heating.

### Lounge

4.45 x 3.78 Metres

With feature open fire with marble hearth, tiled back panel and wooden surround. Bay UPVC double-glazed window to the front and timber front door,

### Kitchen

4.26 x 3.93 Metres

Fitted with a good range of white wooden base and wall units with white tiled worktops over. Feature electric range cooker with gas hob in chimney breast hollow with wooden surround with extractor over and tiled splashback. One and a half sink and drainer, plumbing for washing machine and space for an under-counter dishwasher. UPVC double glazed window to the rear and attractive quarry tiled flooring.

### Shower room

2.42 x 2.08 Metres

Fitted with a three piece white suite comprising pedestal sink, high flush WC and electric shower in a shower cubicle. Quarry tile flooring and tiled splashback to shower. Extractor fan and UPVC double glazed window to the side.



### **Bedroom 1**

4.36 x 3.64 Metres

With feature cast iron fireplace and UPVC double glazed window to the front.

### **Bedroom 2**

4.36 x 2.86 Metres

UPVC double glazed window to the rear.

### **Bathroom**

2.92 x 2.43 Metres

With three-piece white suite with tiled flooring and splashbacks, and a UPVC double-glazed window to the rear. Could be partitioned to create a Family Bathroom (subject to building regulations approval)

### **Bedroom 3**

5.88 x 4.2 Metres

Skylight to the rear elevation and timber window to the side elevation. Could be converted into two bedrooms (subject to planning permission and building regulations approval).





## Outside

To the front elevation, there is a tarmac driveway with block paved edging providing car parking for one vehicle. To the rear, the property benefits from a sizeable garden with direct entry to the popular Queens Park. The gardens are predominantly laid to lawn with raised shrubbery borders, finished with bark, and several raised beds. There is a paved path leading to the rear gate to Queens Park and there is a patio area adjacent to the dwelling and further patio to the rear of the plot. The garden is enclosed by timber fencing and benefits from access from the front elevation. There is an external store and WC to the rear of the dwelling.

## Annex

6.6 x 3.73 Metres

A multi-function space, currently used as a Dining/Event Room but suitable for use as a home office, gymnasium or play room. With feature black painted timber beams, double-glazed window to the rear, two double-glazed windows to the side, wooden-style laminate flooring, and UPVC double-glazed door to the side.



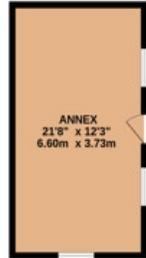
**EPC Rating - F(35)**

**Council Tax Band - B**

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



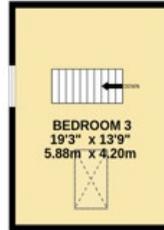
GROUND FLOOR  
858 sq.ft. (79.7 sq.m.) approx.



1ST FLOOR  
471 sq.ft. (43.7 sq.m.) approx.



2ND FLOOR  
282 sq.ft. (26.2 sq.m.) approx.

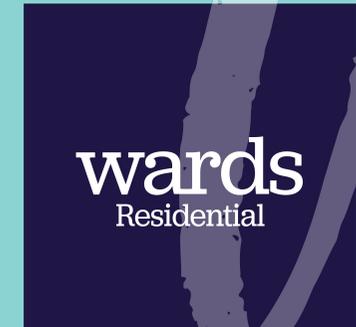


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Chartered Surveyors

TOTAL FLOOR AREA : 1611 sq.ft. (149.6 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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