



wards  
Residential

4 Druid Street, Hinckley, LE10 1QH  
Offers over £295,000

Freehold. NO CHAIN. The subject property comprises a large (over 1,400 sq ft) three bedroom detached house located in a convenient situation on the fringe of Hinckley town centre. The property is within easy walking distance of the town centre and local amenities including the Concordia Theatre and an Aldi superstore. The extensive accommodation briefly comprises: Ground Floor: Porch, Hall, Lounge, WC, Kitchen, Dining Room and Garage. First Floor: three Bedrooms and Family Bathroom. Externally, to the front elevation there is a double width block paved driveway and to the rear are easy maintenance gardens. UPVC double glazing and gas fired central heating.

### **Porch**

With anthracite double glazed composite front door.

### **Lounge**

**4.2 x 3.49 Metres**

With UPVC double glazed bay window to the front elevation.

### **WC**

With two piece white suite, tiled splashbacks and tiled flooring.

### **Kitchen**

**3.99 x 6.75 Metres**

Fitted with a good range of beech wood effect base and wall units with granite effect working surfaces over with matching upstands. Three stainless steel sinks and drainer. Integrated appliances include two Lamona single ovens with electric hobs over. Extractor fan. Tile effect flooring. Three UPVC double glazed windows to the rear elevation.

### **Dining Room**

**5.53 x 4.06 Metres**

With UPVC double glazed window to the front elevation and UPVC door with side window to the rear.



### **Bedroom 1**

3.95 x 3.24 Metres

With UPVC double glazed window to the side elevation.

### **Bedroom 2**

3.05 x 3.51 Metres

With UPVC double glazed window to the front elevation.

### **Bedroom 3**

2.56 x 3.39 Metres

With UPVC double glazed window to the rear elevation.

### **Bathroom**

2.29 x 1.84 Metres

Fitted with a three piece white suite comprising pedestal sink, low flush WC and bath with shower over. Metro tiled splashbacks and tile effect flooring. UPVC double glazed window to the front elevation.

### **Outside**

Externally, to the front elevation, there is a double width block paved driveway, leading to a single garage with timber double doors, with a path to the front door. Additionally, there is an electric vehicle charging point.

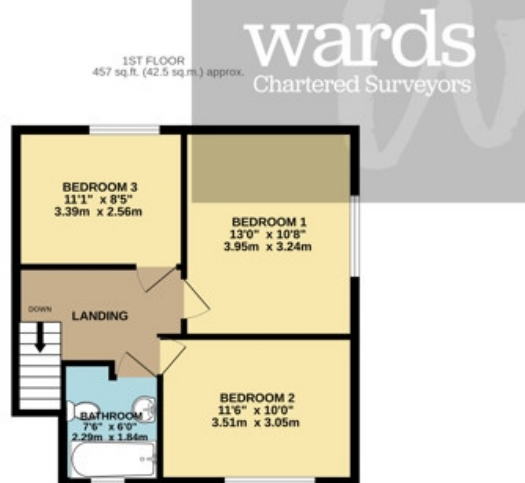
To the rear, the gardens are easy maintenance being predominantly block paved with an attractive slate chipped area. The gardens are mainly enclosed by timber fencing.

**EPC Rating - D(64)**

**Council Tax Band - D**

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

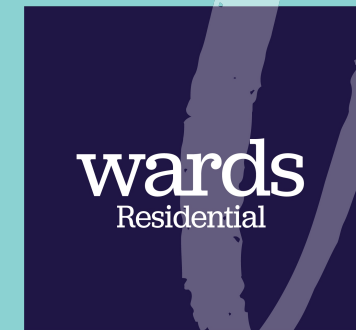




TOTAL FLOOR AREA: 1410 sq.ft. (131.0 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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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20 Station Road  
Hinckley Leicestershire LE10 1AW

01455 251771  
info@wardsonline.co.uk

wardsonline.co.uk



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