



wards
Residential

15 Fletcher Road, Hinckley, LE10 2PR
£375,000

Spacious and versatile 5-bedroom semi-detached home in the sought-after area of Burbage, Leicestershire with convenient access to both the M69 and Burbage and Hinckley Town Centre. Perfect for multi-generational living, this property offers two fully-equipped kitchens, two modern upstairs bathrooms, and three generously-sized living rooms. With ample space and flexible accommodation, it's ideal for larger families or those seeking additional living areas.

Hall

2.79 x 2.73 Metres

UPVC door, tiled flooring, UPVC double glazed windows to the side elevation then onto a wooden door, leading on to the 2 lounges, kitchen and upstairs, UPVC double glazed window to the front elevation.

Kitchen

2.73 x 4.06 Metres

Laminate flooring, turquoise wall and base units, tiled splash backs, wooden color laminate worktop, stainless steel sink and drainer, gas hob with extractor fan over, built in oven, undercounter fridge/freezer, UPVC double glazed window to the rear elevation.



Living room

4.56 x 3.54 Metres

UPVC double glazed window to the front elevation, electric fireplace with tiled and feature brick surrounds.

Living room

3.54 x 3.33 Metres

UPVC double glazed window to the front elevation, solid wooden flooring, feature decorative fireplace with brick surrounds and tiled splash backs.



Kitchen

4.56 x 3.3 Metres

Grey tiled flooring, white wall and base units, UPVC double glazed door and window to the rear elevation, built in Neff oven, black laminate worktop, UPVC double glazed window to the side elevation, stainless steel sink and drainer, gas hob with extractor fan over, undercounter washing machine, fridge and undercounter freezer.

Living room

3.54 x 3.3 Metres

UPVC double glazed sliding door to the rear elevation.





Bedroom 1

4.56 x 3.54 Metres

UPVC double glazed window to the front elevation, wooden wardrobes and drawers.

Bedroom 2

3.74 x 3.33 Metres

UPVC double glazed window to the front and fitted wardrobes.

Bedroom 3

2.79 x 2.73 Metres

UPVC double glazed window to the front and storage cupboard.

Bedroom 4

3.11 x 3.33 Metres

UPVC double glazed window to the rear elevation and fitted wardrobes.

Bedroom 5

3.74 x 3.33 Metres

UPVC double glazed window to the side elevation.



Bathroom 1

1.85 x 2 Metres

UPVC double glazed window to the rear elevation, laminate flooring, fully tiled walls, 4-piece white suite including vanity unit with sink, low flush WC, bath with shower over.

Bathroom 2

1.85 x 2.73 Metres

UPVC double glazed window to the rear elevation, 4-piece white suite including pedestal sink, bath with shower over, low flush WC, fully tiled walls and laminate flooring.

Garden

Patio slabbing area, timber fencing surrounding, predominantly grass, brick border planters and shrubbery borders.

Call 01455 251771 to make an appointment to view this property





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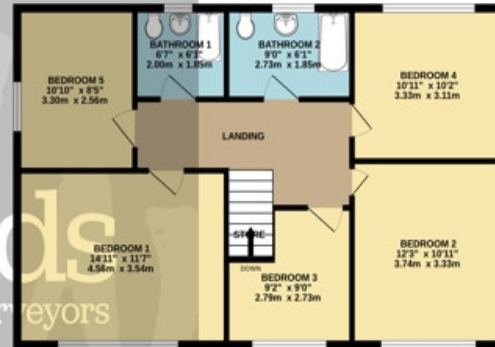


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GROUND FLOOR
805 sq.ft. (74.8 sq.m.) approx.



FIRST FLOOR
783 sq.ft. (72.7 sq.m.) approx.



TOTAL FLOOR AREA: 1588 sq.ft. (147.5 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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