



4 Hansom Road, Hinckley, LE10 1LL
£595,000



Freehold. NO CHAIN. Sherborne is a charming four bedroom detached residence situated on Hansom Road, a cul-de-sac and one of Hinckley's most desirable roads, within close proximity to schooling facilities and Hinckley golf club. The property occupies a good plot of almost one fifth of an acre with a sunny south westerly aspect to the rear. Offering country cottage style living in a secluded location but still close to the wide range of amenities and strong commuting links Hinckley has to offer. The exceptionally well presented accommodation comprises the following: Ground Floor: Entrance Hall, WC, Lounge, Conservatory, Dining Room, Breakfast Room, Kitchen, Utility Room and integral Garage. First Floor: four Bedrooms, Master with Ensuite and Bathroom. Externally, the property is set back and screened from the road with walling behind which is a large tarmacadam driveway. To the rear, the attractive gardens are south west facing and benefit from a large patio area and electric awning. UPVC double glazing and gas fired central heating.

Entrance Hall

With oak floor and understairs store. Composite front door and UPVC double glazed side window.

Kitchen

3.72 x 3.02 Metres

Fitted with an excellent range of farmhouse style cream base and wall units with marble effect working surfaces over and one and three quarter sink and drainer. Freestanding cooker, integrated dishwasher and fridge. Attractive wooden beams and brick edging to base units. Slate floor and tiled splashbacks. Ceiling spotlights. UPVC double glazed window to the rear.

Breakfast Room

2.52 x 3.03 Metres

With matching slate floor and UPVC double glazed window to the front elevation.



Utility Room

2.5 x 3.49 Metres

With cream base and wall units with wood effect working surfaces over and one and a half sink and drainer. Plumbing for a washing machine and space for a dryer. Matching slate floor. UPVC double glazed window to the rear.

Dining Room

3.18 x 3.96 Metres

With plate rack and UPVC double glazed French doors to the rear elevation.

Lounge

6.38 x 3.64 Metres

With feature open fireplace with Welsh slate hearth and Cotswold stone surround. Dual aspect with timber French doors to the Conservatory and UPVC double glazed window to the front elevation.

Conservatory

2.7 x 3.2 Metres

With tiled floor and double glazed windows and French doors to three elevations, along with a vented skylight.

WC

1.49 x 1.22 Metres

Fitted with a two piece white suite comprising pedestal sink and low flush WC. Tiled floor and tiled splashbacks. UPVC double glazed window to the front elevation with roller blind.





Landing

With access to the boarded loft and an airing cupboard.

Master Bedroom

5.68 x 3.63 Metres

Fitted with a good range of fitted oak bedroom furniture including two wardrobes, sets of drawers and eaves storage. Two UPVC double glazed windows to the side elevation and skylight to the rear elevation.

Ensuite

2.19 x 1.46 Metres

Featuring a three-piece white suite comprising wash hand basin on a vanity unit, low flush WC and shower in a shower cubicle. Half height tiled splash backs and tiled floor with upstands. Ceiling spotlights and heated towel rail. UPVC double glazed window to the rear.

Bedroom 2

2.79 x 3.02 Metres

With fitted wardrobes with inset lighting and UPVC double glazed window to the side elevation.

Bedroom 3

2.67 x 3.03 Metres

With fitted wardrobes with inset lighting and UPVC double glazed window to the side elevation.

Bedroom 4

2.07 x 4.01 Metres

With two UPVC double glazed windows to the front elevation.

Bathroom

2.23 x 2.48 Metres

Fitted with a three piece white suite comprising pedestal sink, low flush WC and a roll top bath. Half height tiled splash backs and tiled effect flooring. Ceiling spot lights and radiator. UPVC double glazed window to the rear elevation.



Garage

4.84 x 3.52 Metres

With Vaillant gas fired central heating boiler and solid concrete floor. Timber double doors to the front elevation and UPVC double glazed window to the side.

Outside

To the front elevation, the property is set back and screened from the road with walling. There is a large tarmac driveway with brick edging, providing off road parking for numerous vehicles, along with two lawned areas with attractive borders.

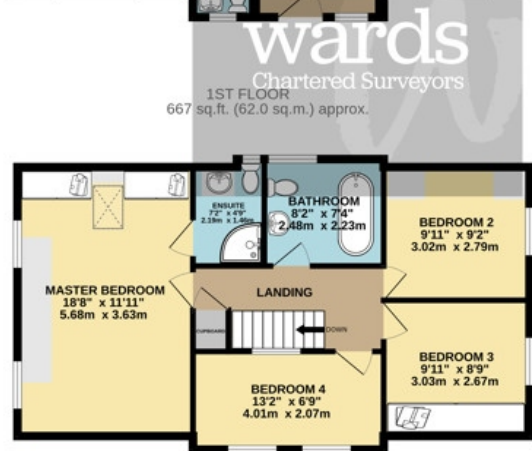
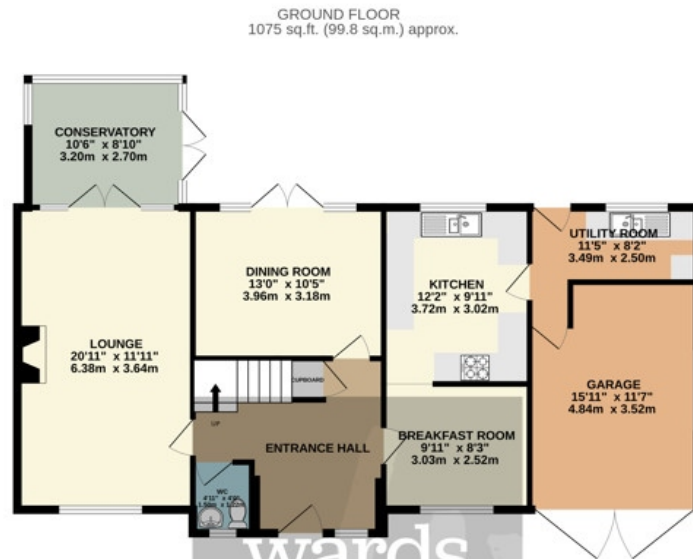
To the rear, the attractive south west facing gardens are a superb feature of the property. There is a large stone patio area adjacent to the dwelling with electric awning over and steps down to a timber summerhouse. The remaining garden is predominantly laid to lawn with well stocked shrubbery borders, with planting including a climbing hydrangea, camellia and rhododendron. Useful stoned area to the side elevation. The garden is enclosed by timber fencing and benefits from gated access from the front elevation.

EPC Rating - D(59)

Council Tax Band - E

Call 01455 251771 to make an appointment to view this property





TOTAL FLOOR AREA: 1742 sq.ft. (161.8 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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