



wards
Residential

78 Clarendon Road, Hinckley, LE10 0PL
£325,000

Freehold

A superb opportunity to acquire this beautifully presented traditional Victorian home, conveniently positioned close to Hinckley town centre, a wide range of amenities and the popular Crescent development. Enjoying the benefits of gas central heating and double glazing, the accommodation briefly comprises a welcoming lounge, an impressive open-plan living/dining kitchen, a separate utility room and a convenient downstairs cloakroom. To the first floor are three generous bedrooms, complemented by a stylish four-piece family bathroom. Externally, the property offers ample off-road parking for several vehicles to the front and side, together with a substantial rear garden.

Entrance Hall

Composite front door with original tiled flooring, stairs to the first floor and access to the living room and kitchen area.

Kitchen/Dining Room

7.92 x 4.3 Meters

Spacious kitchen and living area with a range of high gloss base and wall units with quartz worktops and tiled splash backs. Inset sink and drainer with built in dishwasher and fridge freezer, five ring gas hob and built in double oven with warming drawer beneath. UPVC double glazed window to the side elevation, vertical double designer radiator and laminate flooring.



Living Room

4 x 3.29 Meters

With a UPVC double glazed sash bay window to the front elevation, window seat, fireplace wall, radiator and laminate wooden flooring.

Utility Room

4.09 x 2.05 Meters

Continuing the wall and base units from the kitchen with contrasting work tops. Boiler cupboard, plumbing for washing machine, UPVC double glazed window to the rear elevation and door into the rear garden.

WC

1.67 x 1.07 Meters

With low level WC, wall mounted wash hand basin, tiled splashbacks and heated towel rail. UPVC double glazed opaque window to rear elevation.





Landing

Access to the part boarded and insulated loft.

Master Bedroom

4.3 x 3.34 Meters

Generous double bedroom to the front of the property. With fitted Hammonds wardrobes and UPVC double glazed sash window to the front elevation.

Bedroom 2

4.06 x 3.23 Meters

Second double bedroom with carpeted flooring and UPVC double glazed window to the side elevation.

Bedroom 3

3.6 x 2.68 Meters

Third spacious room with carpeted flooring and two UPVC double glazed windows to the side elevation.



Family Bathroom

4.09 x 2.32 Meters

With four piece suite comprising of low level WC, pedestal wash hand basin, roll top claw foot bath, walk in shower enclosure with tiled splashbacks and dual head mixer shower, wooden panelling to half wall level, opaque UPVC double glazed window to rear.

Family Bathroom

4.09 x 2.32 Meters

With four piece suite comprising of low level WC, pedestal wash hand basin, roll top claw foot bath, walk in shower enclosure with tiled splashbacks and dual head mixer shower, wooden panelling to half wall level, opaque UPVC double glazed window to rear.

Outside

Set back from the road with a gravelled front garden providing ample off-road parking for several vehicles, border with mature plants and shrubs. Timber fencing with gated access leads down the left-hand side of the property. The landscaped rear gardens themselves are predominantly laid to lawn with a block paved and gravel decorative patio adjacent to the dwelling with a shed and bin store. The whole being enclosed by timber fencing.

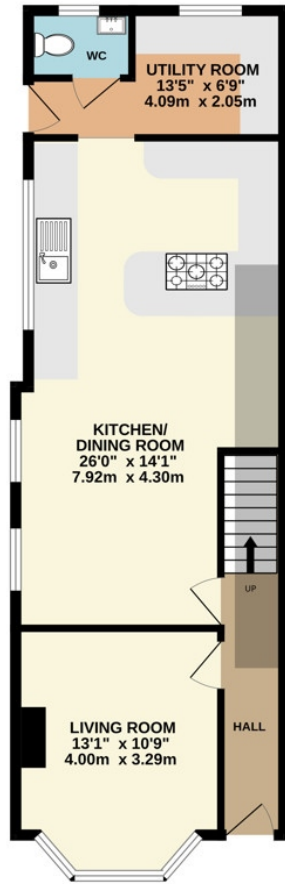
EPC Rating - C(71)

Council Tax Band - B

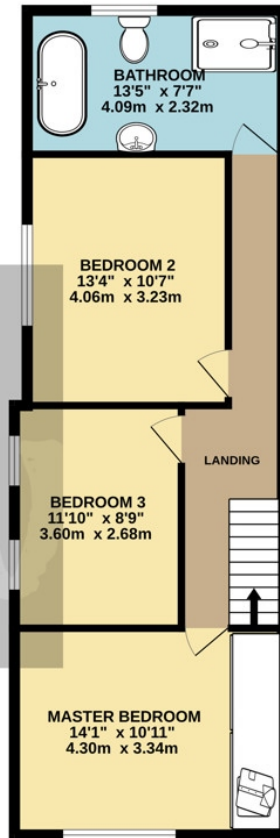
Call 01455 251771 to make an appointment to view this property



GROUND FLOOR
613 sq.ft. (56.9 sq.m.) approx.



1ST FLOOR
602 sq.ft. (55.9 sq.m.) approx.



wards
Chartered Surveyors

TOTAL FLOOR AREA : 1215 sq.ft. (112.8 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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