

29 Thirlmere Road, Hinckley, LE10 0PE

£243,000

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HOMES & PROPERTY

*** NO CHAIN *** RH Homes & Property are pleased to offer this extended and improved traditional bay fronted semi detached house representing an excellent purchase for a potential buyer. The accommodation briefly comprises an Entrance Hall, Lounge, extended open plan Dining Area/Family Room & Kitchen, Utility Area, First Floor Landing, Three Bedrooms, and a Shower Room. Outside the property has a block paved double width driveway to the frontage and mature and good sized rear garden with useful wood store. Located with good access to Hinckley town centre and its amenities, and also to the nearby A5, M69, M42, M1 & M6 junctions for commuting. Double glazing and gas central heating ***NO CHAIN - MUST BE VIEWED TO FULLY APPRECIATE ***







Council Tax - B

Entrance Hall
With a part glazed composite door to the front elevation, and stairs off to the first floor.

Lounge
12'4 x 14'11 overall (3.76m x 4.55m overall)
Having a UPVC double glazed bay window to the front elevation. and radiator.



Kitchen / Dining Area & Family Room
18'11 x 14'6 overall (5.77m x 4.42m overall)
The extended Kitchen & Family Area has been designed to maximise natural light and with neutral recent decoration. There are two UPVC double glazed windows and a UPVC double glazed door to the rear out into the gardens. It is fitted with a good range of gloss fronted wall and base level units and drawers with working surfaces over and subway style tiled splashbacks, there is an inset one and a half sink and drainer, four ring electric hob with hood over and oven under, radiator, and vinyl flooring.



Utility Area
4'11 x 9'9 (1.50m x 2.97m)
With understair store cupboard access, plumbing for a washing machine, and a UPVC double glazed window to the side aspect.



Landing
UPVC double glazed window to the side elevation, loft hatch, and access to :







Bedroom One
9'7 x 15'6 overall (2.92m x 4.72m overall)
UPVC double glazed bay window to the front elevation and radiator.

Bedroom Two
9'4 x 10'10 (2.84m x 3.30m)
UPVC double glazed window to the rear elevation and radiator.

Bedroom Three
5'11 x 7'10 (1.80m x 2.39m)
UPVC double glazed window to the rear elevation and radiator.

Shower Room
5'9 x 5'6 (1.75m x 1.68m)
Having a three piece white suite comprising a low level w.c., wash hand basin, and a double tray walk in thermostatic rainfall and handheld shower with screening. Radiator, laminate flooring and UPVC double glazed window to the front aspect.

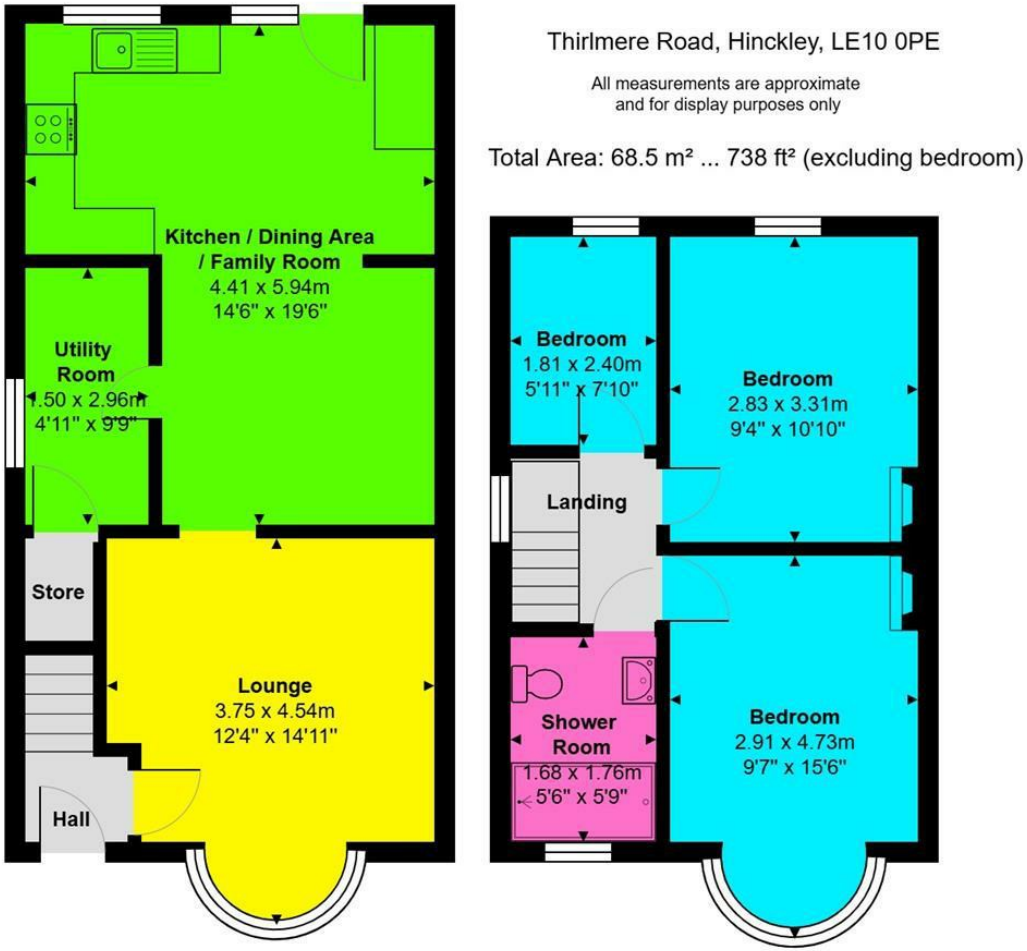
Outside
To the front is a block paved driveway allowing off road parking for two vehicles and a blocked paved side access path leading to a timber gated side/rear access to:





A really good traditional sized rear garden beginning with a contrasting slabbed rear patio and recently fitted timber shed (with power), this leads on to a slabbed central pathway through a lawn area with surrounding established tree, plant & shrub borders. The path continues to a further store shed at the foot of the garden.

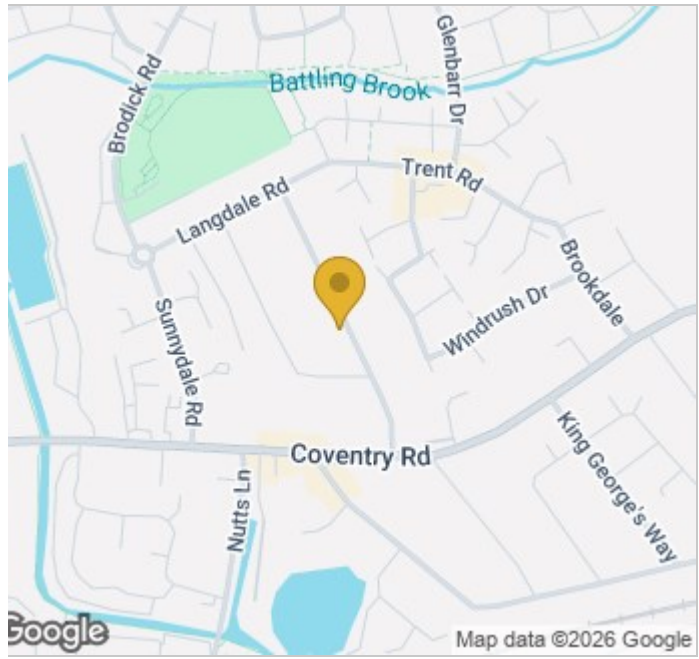




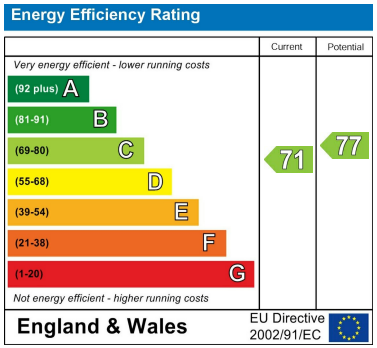
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All measurements are approximate
and for display purposes only

Total Area: 68.5 m² ... 738 ft² (excluding bedroom)



Leaving Hinckley along Coventry Road as if towards the A5, take a right turn onto Thirlmere Road where the property is situated on the left hand side easily identified by the RH Homes & Property 'for sale' board. For SATNAV/GPS users the postcode of the property is LE10 0PE.



Viewing

Please contact our RH Homes and Property Office on 01455 633244
if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

108 Castle Street, Hinckley, Leicestershire, LE10 1DD
Tel: 01455 633244 Email: rharris@rhhomesandproperty.com
www.rhhomesandproperty.com