Alexanders
MarketMakers.

Thornycroft Road
Hinckley

- No upward chain
- Stunning character features retained
- Sitting room with fireplace and Minton tiled floor
- Contemporary kitchen/dining room
- Handy separate utility room
- Three versatile bedrooms
- Low-maintenance rear garden
- Popular residential location
- EPC Rating C / Council Tax Band A / Freehold

Alexanders are delighted to bring to the market this beautifully renovated three bedroom terraced home, situated in a popular and convenient residential location close to a range of local amenities, schools and transport links.

Finished to an excellent standard throughout, the property successfully blends contemporary styling with a wealth of original character, creating a home that is ready to move straight into. Particular highlights include a spacious sitting room with feature fireplace, a stylish kitchen/dining room with breakfast bar, three well-proportioned bedrooms and a low-maintenance rear garden.

Having undergone a comprehensive programme of refurbishment and improvement, the property now provides bright and versatile accommodation while retaining attractive period features, including original Minton tiled flooring. The result is a thoughtfully updated home that successfully combines character and practicality, with well-balanced accommodation arranged over two floors.

Permit parking available. Enquire for further details.

Accommodation:
The property opens into a spacious sitting room featuring an attractive fireplace and a section of original Minton tiled flooring, retained from the property's original entrance area and adding a touch of period character.

To the rear, the kitchen/dining room has been thoughtfully redesigned with a range of contemporary units, ample worktop space and a breakfast bar, making it equally suited to everyday family life and entertaining. Beyond the kitchen is a useful utility area providing additional storage and laundry facilities, together with access to the ground-floor bathroom.

On the first floor are three generous bedrooms, including a spacious main bedroom and a second double bedroom. The third bedroom offers excellent versatility and would work equally well as a nursery, home office, dressing room or guest bedroom.

Gardens and land:
Outside, the property benefits from a low-maintenance rear garden, providing an enjoyable space for relaxing or dining outdoors. On-street parking is available.

Location:
Hinckley is a thriving market town offering an excellent range of everyday amenities, including supermarkets, independent shops, cafés, restaurants and leisure facilities. The town is well served by a selection of primary and secondary schools, making it a popular choice for families. For commuters, Hinckley benefits from excellent transport connections, with easy access to the A5, M69, M1 and M6, while Hinckley railway station provides regular services to Leicester, Birmingham and beyond. The town also enjoys a variety of parks, open green spaces and recreational facilities, contributing to its strong appeal for a wide range of purchasers.

Method of Sale:
The property is offered for sale by Private Treaty.

Measurements:
Every care has been taken to reflect the true dimensions of this property, but they should be treated as approximate and for general guidance only.

Tenure:
The property is being sold freehold with vacant possession upon completion.

Local Authority:
Hinckley & Bosworth Borough Council, Hinckley Hub, Rugby, Hinckley Leics, LE10 0FR. Council Tax Band A.

Viewings:
Viewing strictly by appointment only via sole selling agent, Alexanders of Market Bosworth, 7 Main St, Market Bosworth, Nuneaton CV13 0JN.

Services:
The property is connected to mains gas, electricity, water, and drainage.

Please note that none of the services, systems or appliances, including; heating, plumbing, and electrics, have been tested by the selling agents.

Plans and Boundaries:
The plans included in these particulars are based on Ordnance Survey data and are intended for guidance only. While believed to be correct, their accuracy is not guaranteed. The purchaser will be deemed to have full knowledge of the boundaries and the extent of the ownership. Neither the vendor nor their agents will be held responsible for defining ownership or boundary lines.

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Public Rights of Way, Wayleaves & Easements:

The property is sold subject to all existing public rights of way, wayleaves, easements and other legal rights, whether or not specifically mentioned in these particulars.

Technical Information:

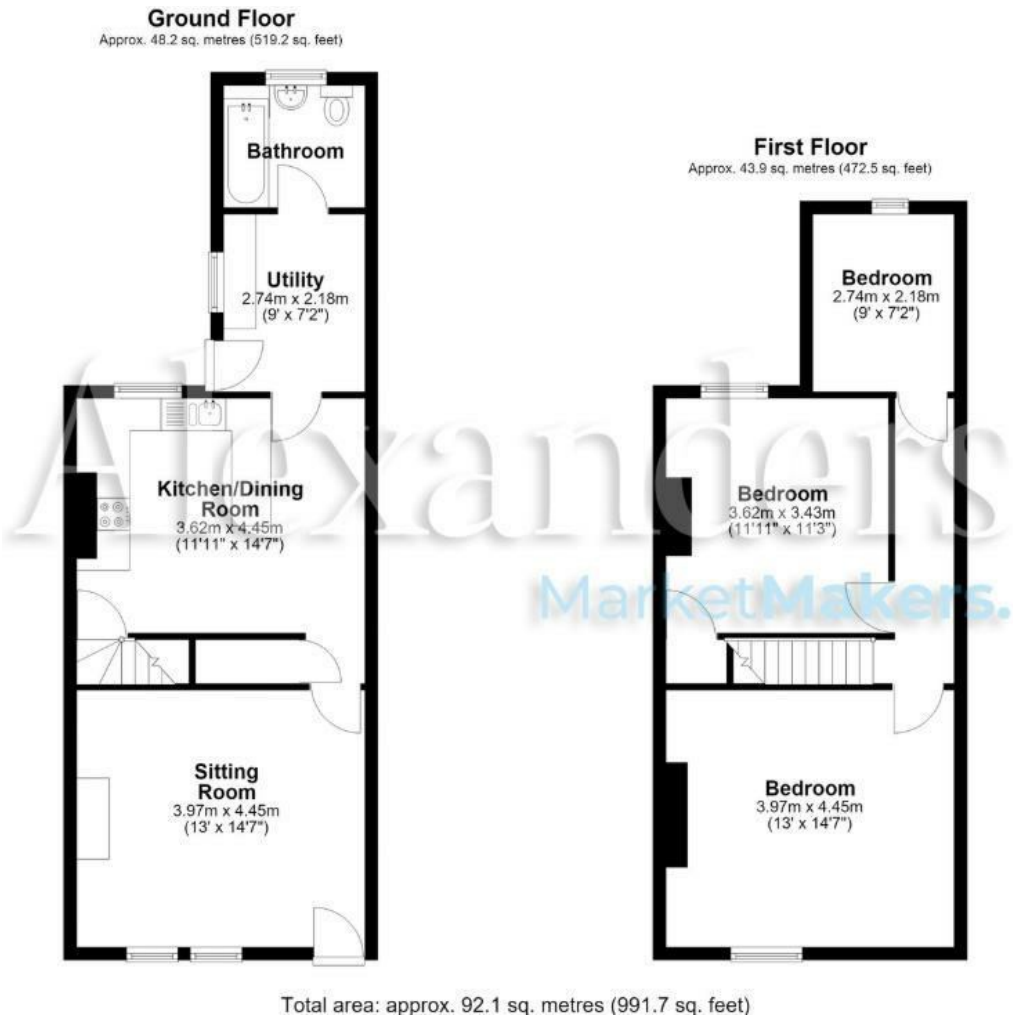
Further details, including any covenants, overage provisions, or other relevant legal or technical information, can be provided upon request.

Money Laundering:

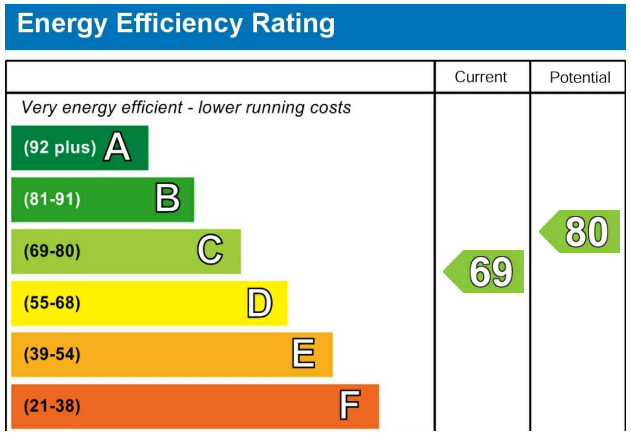
Where an offer is successfully put forward, we are obliged by law to ask the prospective purchaser for confirmation of their identity. This will include production of their passport or driving licence and recent utility bill to prove residence. Prospective purchasers will also be required to have an AML search conducted at their cost. This evidence and search will be required prior to solicitors being instructed.

General Note:

These particulars whilst believed to be accurate 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 these particulars of sale as a statement of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this agents employment has the authority to make or give any representation or warranty in respect to the property.



Total area: approx. 92.1 sq. metres (991.7 sq. feet)



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