



Oban Road, Hinckley

- Extended three bedroom semi-detached home
- Bay-fronted design with traditional character
- Bright living room with feature fireplace
- Kitchen/dining room with garden access
- Contemporary family bathroom
- Fitted storage to main bedroom
- Two detached garages and ample parking
- Landscaped garden with pond and patio
- EPC Rating D / Council Tax Band B / Freehold

Alexanders are delighted to bring to the market this traditional extended three bedroom, bay-fronted semi-detached property offering well-balanced and spacious accommodation, featuring a generous living room and a stylishly presented kitchen/dining room ideal for modern family living. The home further benefits from two garages, providing excellent storage or parking options, while outside the beautifully presented and landscaped garden creates an attractive setting for relaxation and entertaining.

Outside, the property enjoys a wraparound garden with patio seating, lawn, planted borders, and a pond, alongside a driveway and dual garage provision.

Its position on the edge of Hinckley offers a mix of open surroundings and convenient access to amenities and transport links.





Accommodation:

The spacious living room enjoys a lovely bay window with bespoke in-built storage and is centred around a feature electric fireplace. The sleek kitchen/dining room is situated to the rear of the property and benefits from sliding doors to the outdoor seating area.

To the first floor, there are two double bedrooms and a single bedroom, all served by a contemporary family bathroom. The main bedroom benefits from fitted cabinetry.

Gardens and land:

To the front of the property is a paved driveway, framed by hedgerow and leading to a detached garage. Gated side access allows an entry to the rear garden. To the rear, further vehicular access from Strathmore Road leads to a secondary parking area and garage. A sunny wrap around patio provides an ideal spot for outdoor entertaining, whilst the remainder of the garden is predominantly laid to lawn, with well stocked herbaceous borders and a delightful pond.

Location:

Situated on the outskirts of Hinckley, this property enjoys a convenient, yet semi-rural setting while remaining within easy reach of the town centre. The area is well served by a selection of reputable primary and secondary schools, making it ideal for families, while nearby amenities include supermarkets, local shops, leisure facilities, and green open spaces. Excellent transport links are a key advantage, with convenient access to the A5, M69, M1, and M6, as well as Hinckley railway station offering regular services to Leicester, Birmingham, and beyond, making it a practical choice for commuters seeking a balance between accessibility and a quieter residential environment.

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 B.

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.

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.



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.

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
		82



