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**162 HINCKLEY ROAD, EARL SHILTON, LE9 7LE**

**ASKING PRICE £170,000**

No Chain. Attractive traditional bay fronted terraced house of character on a large plot, popular and convenient location within walking distance of the village centre including shops, schools, doctors, dentists, bus service, parks, restaurants, public houses and good access to major road links. Well presented and much improved including original panelled interior doors, feature fireplace, refitted bathroom, economy 7 heating and UPVC SUDG. Spacious accommodation offers lounge, dining room, kitchen, rear lobby/utility area and separate WC. Two double bedrooms and bathroom with shower, hard standing to front and long private rear garden. Viewing Recommended, carpets and cooker included.



## TENURE

Freehold  
Council Tax Band A  
EPC Rating E

## ACCOMMODATION

Attractive UPVC SUDG and leaded front door to:

### FRONT LOUNGE

10'4" x 13'10" (3.15 x 4.22)

With feature fireplace having ornamental wood surrounds, black cast iron ornamental Victorian style fireplace and raised hearth. Fitted electric meter cupboard, slimline storage heater. Telephone point, TV aerial point and original wood panelled door to:



### INNER LOBBY

With door to useful under stairs storage cupboard with fitted shelving and light.

### REAR DINING ROOM

10'4" x 12'11" (3.16 x 3.95)

With slimline storage heater, TV aerial lead and wired in smoke alarm. Door and stairway to first floor.



### REAR KITCHEN

5'10" x 10'2" (1.78 x 3.11)

With a range of white fitted kitchen units consisting inset single drainer stainless steel sink, mixer taps above, cupboard beneath. Further matching floor mounted cupboard units and drawers, contrasting grey roll edge working surfaces above, tiled splashbacks. Further matching wall mounted cupboard units. Appliance recess point, electric cooker included. Wall mounted convector heater, UPVC SUDG door to the rear yard. Door to:



### REAR LOBBY/UTILITY AREA

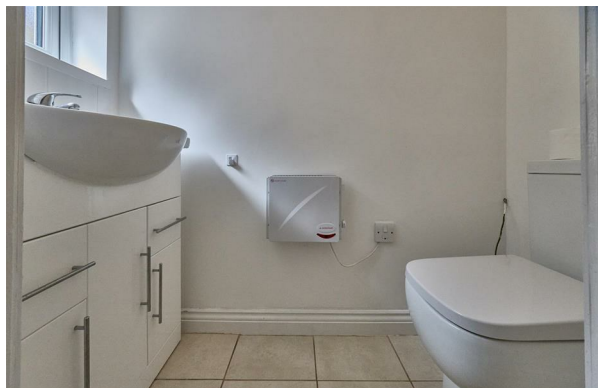
5'10" x 2'11" (1.79 x 0.89)

With ceramic tiled flooring, light and power. Door to

### REFITTED WC

5'10" x 2'9" (1.79 x 0.84)

With white suite consisting low level WC, vanity sink unit, white cupboards and drawers beneath, contrasting tiled surrounds including the flooring. Wall mounted convector heater. Extractor fan.



## FIRST FLOOR LANDING

With wired in smoke alarm.

## FRONT BEDROOM ONE

10'5" x 12'0" (3.19 x 3.66)

With slimline storage heater and TV aerial point.



## REAR BEDROOM TWO

7'7" x 13'0" (2.33 x 3.97)

With slimline storage heater.



## REAR REFITTED BATHROOM

5'11" x 10'3" (1.82 x 3.13)

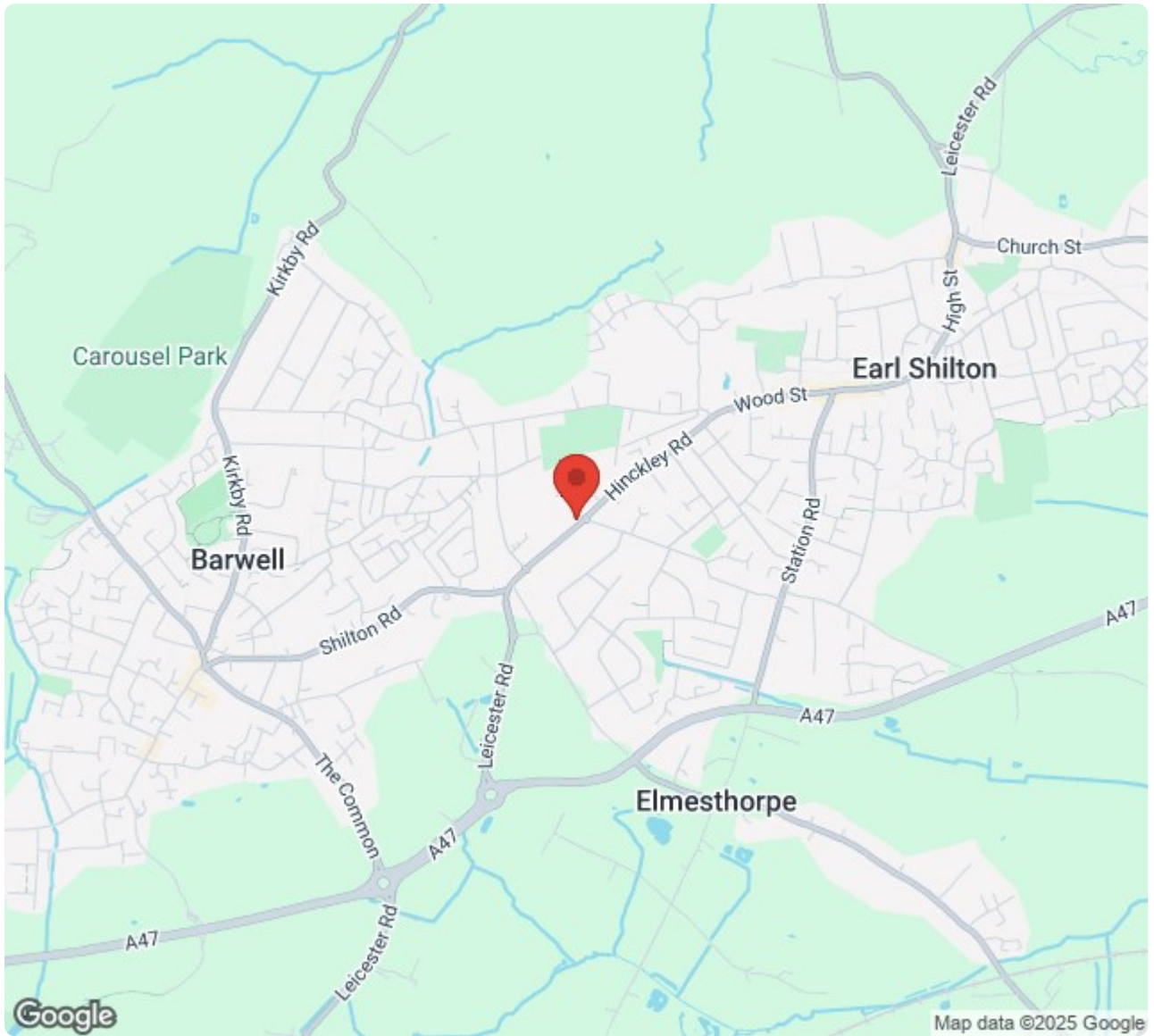
With white suite consisting of an L shaped panelled bath, electric shower unit above, glazed shower screen to side, pedestal wash hand basin with mirror above, low level WC, contrasting decorative wet wall tiled surrounds. Wall mounted warm air heater. Further double airing cupboard housing the lagged copper cylinder, fitted immersion heater on a timer for domestic hot water.



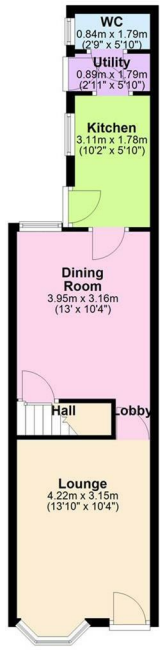
## OUTSIDE

The property is set back from the road having a slabbed hardstanding front, there is a shared pedestrian access leading to the rear of the property, there is a long fenced and enclosed private rear garden having a slabbed rear yard, there is also an outside light, beyond which the garden is principally laid to lawn, slabbed patio to the top of the garden.

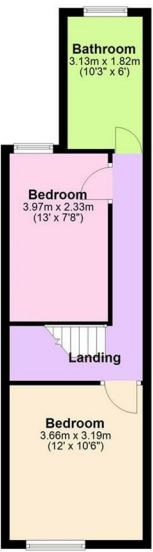




Ground Floor



First Floor



| Energy Efficiency Rating                                        |         |           |
|-----------------------------------------------------------------|---------|-----------|
|                                                                 | Current | Potential |
| Very energy efficient - lower running costs                     |         |           |
| (92 plus) A                                                     |         | 86        |
| (81-91) B                                                       |         |           |
| (69-80) C                                                       |         |           |
| (55-68) D                                                       |         |           |
| (39-54) E                                                       | 47      |           |
| (21-38) F                                                       |         |           |
| (1-20) G                                                        |         |           |
| Not energy efficient - higher running costs                     |         |           |
| England & Wales EU Directive 2002/91/EC                         |         |           |
| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|                                                                 | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92 plus) A                                                     |         |           |
| (81-91) B                                                       |         |           |
| (69-80) C                                                       |         |           |
| (55-68) D                                                       |         |           |
| (39-54) E                                                       |         |           |
| (21-38) F                                                       |         |           |
| (1-20) G                                                        |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
| England & Wales EU Directive 2002/91/EC                         |         |           |

