



Drivins  
SOLD  
01455 890480

MASON'S

13  
Highfields  
Road

PICKER  
ELLIOTT  
ESTATE AGENTS

Highfields Road, Hinckley LE10 1UT

£215,000

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110 CASTLE STREET,  
HINCKLEY, LE10 1DD  
01455 612613

A fantastic opportunity to purchase this stunning bay fronted terrace house situated in a highly desirable location within walking distance of Hinckley town centre with its amenities, shops, pubs and restaurants. The accommodation, which benefits from gas central heating & sash windows, briefly comprises, spacious lounge, dining room, and kitchen. On the first floor there are two double bedrooms and a large bathroom. To the rear of the property, there is an enclosed garden which is lawned with two outbuildings. Council tax band: B. EPC: E.



Enter via period door to

### Spacious lounge

14'3 x 12' (4.34m x 3.66m)

With bay window to front with sash windows, wood panelling below, television point, feature fireplace with wooden surround, tiled hearth with open fire, period coving, picture rail, herringbone patterned Kardean flooring, double radiator and opening through to

### Inner Hall

With two period storage cupboards, door for under stairs storage space and opening through to

### Dining Room

12'9 x 12'0 (3.89m x 3.66m)

With sash windows to rear, log burning stove with wooden surround and slate hearth, radiator, picture rail, door and stairs to first floor landing and door opening to

### Inner hall

With opaque double glazed door to side, picture rail, tongue and groove panelling, period storage cupboard. quarry tile flooring and leading to

### Kitchen

9'6 x 7'0 (2.90m x 2.13m)

With excellent range of base and wall units, roll edge work surfaces over, tiling to splash back, inset one and half drainer sink with mixer tap, space and point for gas range cooker, wall mounted boiler, space for washing machine, space for dishwasher, double glazed window and quarry tile flooring.

### First floor landing

With loft access, radiator and doors opening to

### Bedroom one

13'7 x 12'2 (4.14m x 3.71m)

With picture rail, sash window to front, door to useful storage cupboard, period decorative feature fire and radiator.

### Bedroom two

12'9 x 10'9 (3.89m x 3.28m)

With sash window to rear, decorative period fire surround, built in period storage cupboard, picture rail and double radiator.

### Large bathroom

14'2 x 7'0 (4.32m x 2.13m)

With opaque double glazed window to rear and side, airing cupboard housing foam lagged water cylinder, picture rail, extractor fan, free standing bath with tiling to splash back areas, bath shower screen and electric shower, low level flush WC, pedestal wash hand basin, period style towel radiator and tiled flooring.

### Outside

#### To the front of the property

There is a small garden keeping the property back from the road and gated access leads to

#### Enclosed rear garden

With a slab patio, outside store with power and lighting, outside toilet with low level flush WC, rest of garden is laid to lawn, surrounded by timber fencing and brick built wall, outside security lighting

### Important Notice

1. These particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property please ask for further information.
2. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves on such matters prior to purchase.
3. The photograph/s depict only certain parts of the property. It should not be assumed that any contents, furnishings/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph/s. No assumptions should be made with regard to parts of the property that have not been photographed. Please ask for further information if required.
4. Any areas, measurements or distances referred to are given as a guide only and are not precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries or those which can be performed by their appointed advisers.
5. Where reference is made to planning permissions or potential uses such information is given in good faith.

Purchasers should however make their own enquiries into such matters prior to purchase.

6. Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further specific enquiries to ensure that our descriptions are likely to match expectations you may have of the property.

7. The information in these particulars is given without responsibility on the part of the Sole Agents or their Clients. The particulars do not form any part of an offer or a contract and neither the Sole Agents nor their employees has any authority to make or give any representations or warranty in relation to this property.

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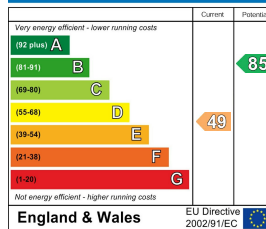
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TOTAL FLOOR AREA: 824 sq.ft. (76.5 sq.m.) approx.

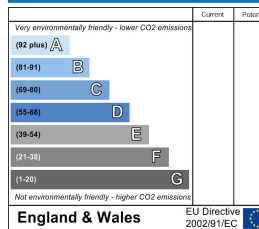
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**Energy Efficiency Rating**



England & Wales EU Directive 2002/91/EC

**Environmental Impact (CO<sub>2</sub>) Rating**



England & Wales EU Directive 2002/91/EC

Registered company name: **Picker Elliott LTD**  
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