



**PE**  
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William Iliffe Street, Hinckley LE10 0LY

£200,000

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110 CASTLE STREET,  
HINCKLEY, LE10 1DD  
01455 612613

NO CHAIN. Welcome to this charming semi-detached house located on the desirable William Iliffe Street in Hinckley. This property boasts a cosy reception room, perfect for relaxing or entertaining guests. With two lovely bedrooms (formally three bedrooms), there is ample space for a small family or guests to stay over. The house features a well-maintained bathroom, ensuring convenience and comfort.

The semi-detached style provides a sense of privacy while still being part of a friendly community. Whether you're looking to settle down or invest in a property, this house is a fantastic opportunity.

Don't miss out on the chance to own this delightful home in Hinckley. Contact us today to arrange a viewing and take the first step towards making this property your own. Council Tax: B. EPC: TBC



## Enter Via Double Glazed Door into

### Double Glazed Porch

With further opaque double glazed door leading to

### Entrance Hall

With stairs to first floor landing and doors to

### Lounge

14'3 x 12'1 (4.34m x 3.68m)

With double glazed window to front, radiator, laminate flooring and free standing fire.

### Re Kitchen/Dining Room

17'6 x 9'7 (5.33m x 2.92m)

With a range of contemporary base and wall units, roll edge work surfaces over, tiling to splash back, inset circular drainer and sink with mixer tap, inset Smeg hob with built in oven, space and point for washing machine, space for dishwasher, radiator, laminate flooring, double glazed window and door to

### Ground Floor Cloakroom

With low level flush WC, vanity sink unit, tiling to walls and laminate flooring.

### Conservatory

15'3 x 7'1 (4.65m x 2.16m)

Entering via opaque double glazed door from kitchen, fully double glazed, double glazed double doors to rear garden and polycarbonate roof.

### First Floor Landing

With double glazed window, radiator and doors to

### Bedroom One

15'5 x 10'5 (4.70m x 3.18m)

With two double glazed windows and two radiators.

### Bedroom Two

10'7 x 11'8 (3.23m x 3.56m)

With double glazed window and radiator.

### Shower Room

With low level flush WC, pedestal wash hand basin, enclosed and tiled shower cubicle with electric shower,

radiator, tiling to four walls, extractor fan and opaque double glazed window.

## Outside

### To The Front of the Property

There is a large block paved driveway providing ample off road parking, gravel path and side gate leads to

### Rear Garden

With block paved patio, remainder is laid to lawn, second patio area, enclosed by timber fencing and various hedges.

## 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.

8. All main services are understood to be connected but have not been tested by the Agents.

9. We accept no liability for the content of the video and recommend a full physical viewing as usual before you take steps in relation to the property (including incurring expenditure).

10. Copyright and Social Media: Unless we agree otherwise with you in writing, we hold the copyright on all photographic and video marketing material used to market your home and these should not be reproduced by any third party without our express consent.

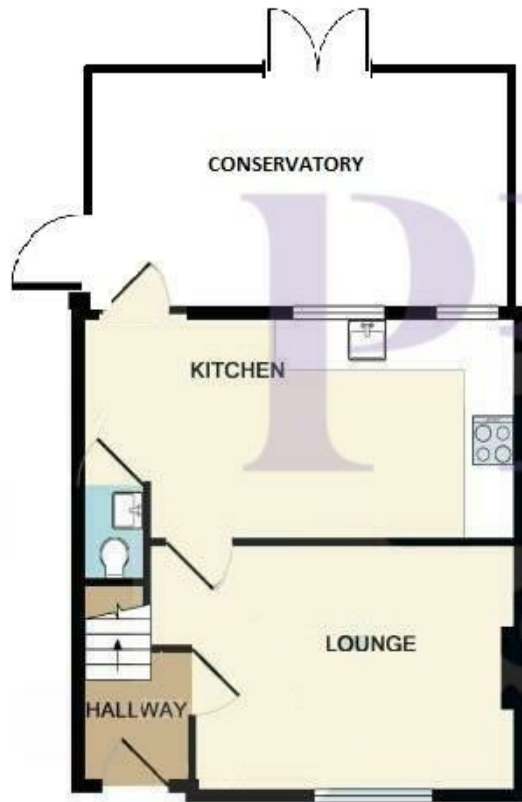
Furthermore, we reserve the right to use these for marketing initiatives in order to promote your property or the Company. We may use various options for marketing including all social media and mailing campaigns and should you have any concerns relating to this then you should let us know as soon as possible.

**MONEY LAUNDERING REGULATIONS** -In line with current money laundering regulations, prospective buyers who have an offer accepted on a property, will be asked to provide us with photo I.D. (e.g. Passport, driving licence, bus pass etc) and proof of address (e.g. Current utility bill, bank statement etc). You will also be asked to provide us with proof of how you will be funding your purchase. We ask for your cooperation in this matter as this information will be required before a sale can be agreed.





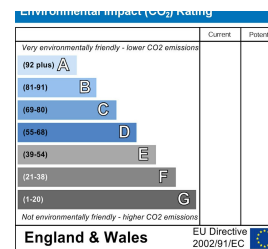
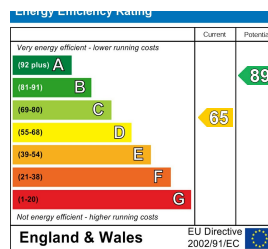
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GROUND FLOOR



1ST FLOOR



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