



John Street, Hinckley LE10 1UX

£210,000

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ESTATE AGENTS

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HINCKLEY, LE10 1DD
01455 612613

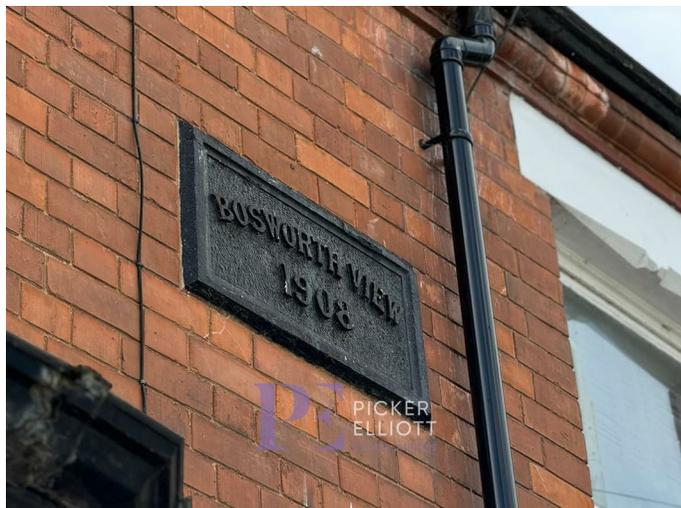
Welcome to this charming mid-terrace house on John Street, Hinckley! This delightful property boasts two reception rooms, a spacious kitchen, study/dressing area, two cosy bedrooms, and a well-appointed bathroom.

Situated in a popular location near the town centre, this house is not only convenient but also full of character features that add a touch of elegance. The property offers good access to commuter routes, making it ideal for those who need to travel for work or leisure.

One of the standout features of this lovely home is its large and fully private rear garden. Imagine enjoying a cup of tea or hosting a barbecue in this tranquil outdoor space - perfect for relaxation and entertaining.

Additionally, the property is within walking distance to schools, making it an excellent choice for families with children.

Don't miss the opportunity to make this house your home - a perfect blend of comfort, convenience, and character in a sought-after location. Contact us today to arrange a viewing and experience the charm of this wonderful property for yourself!



Enter Via Wooden Front Door

With decorative stained glass window above into

Lounge

11'10" x 12'11" (into bay) (3.627 x 3.950 (into bay))

With solid wood flooring, period style column radiator, working open fire with tiled hearth and timber lintel above, walk in bay window to the front aspect, with UPVC double glazed windows, and through internal door into

Dining Room

12'11" x 11'11" (3.947 x 3.634)

With hard flooring, original working open fire with tiled hearth, UPVC double glazed window looking out to the rear of the garden, period column style central heating radiator, door leading to first floor and further access to the kitchen.

Lobby

Accessed in between lounge and dining room with a butlers cupboard and under stairs storage.

Kitchen

10'0" x 6'7" (3.067 x 2.015)

With tiled flooring, range of wood effect Shaker style kitchen units seated beneath roll edge Granite effect work surface, space for free standing gas cooker, sealed extractor above, fully tiled splash backs, composite sink with one and a half bowls, drainer and mixer tap, UPVC double glazed window looking out to the side of the property, under counter fridge, UPVC double glazed door opening to the rear.

Utility Room (outside)

5'0" x 4'0" (1.53 x 1.22)

With plumbing for washing machine and space for tumble dryer.

Original Outside Toilet

5'0" x 3'0" (1.53 x 0.93)

First Floor Landing

With loft access and door to

Bedroom One

13'10" x 14'6" (max) (4.219 x 4.438 (max))

With central heating radiator and UPVC double glazed window.

Bedroom Two

12'6" x 14'5" (max) (3.82 x 4.418 (max))

With central heating radiator and UPVC double glazed window to the rear aspect.

Dressing Area/Study

7'6" x 6'9" (2.30 x 2.06)

With central heating radiator, UPVC double glazed window, wall mounted gas combination boiler and access to

Bathroom

7'6" x 7'6" (2.30 x 2.31)

With built in cupboard, pedestal wash basin, low level flush toilet, bath with shower, UPVC double glazed window with frosted glass and central heated radiator.

Outside

To The Front of the Property

There is a small front garden with slate chippings and gated access to

Rear Garden

Private rear garden, no shared access, small courtyard area with access to outbuildings, further patio seating area, remainder of the garden is mainly laid to lawn with path leading down to further patio area, timber shed and timber fencing to all boundaries.

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.

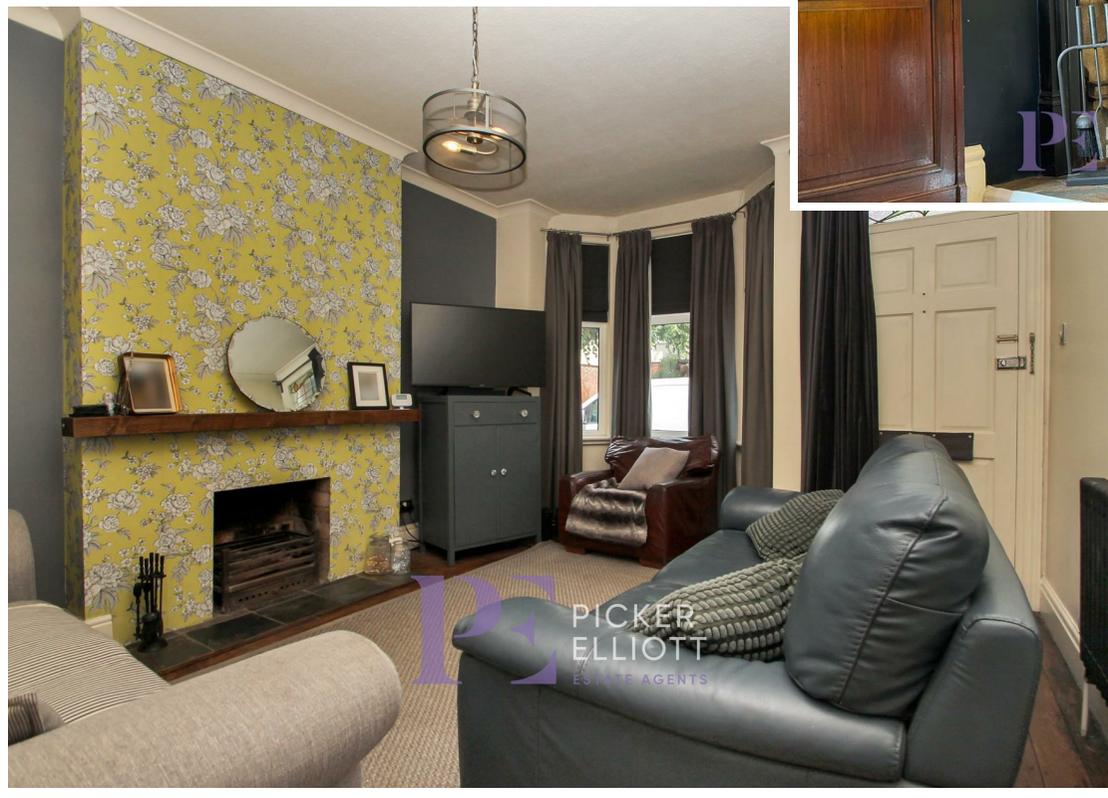
7. The information in these particulars is given without responsibility on the part of the Sole Agents or their Clients. The particulars do not form any part of an offer or a contract and neither the Sole Agents nor their employees has any authority to make or give any representations or warranty in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

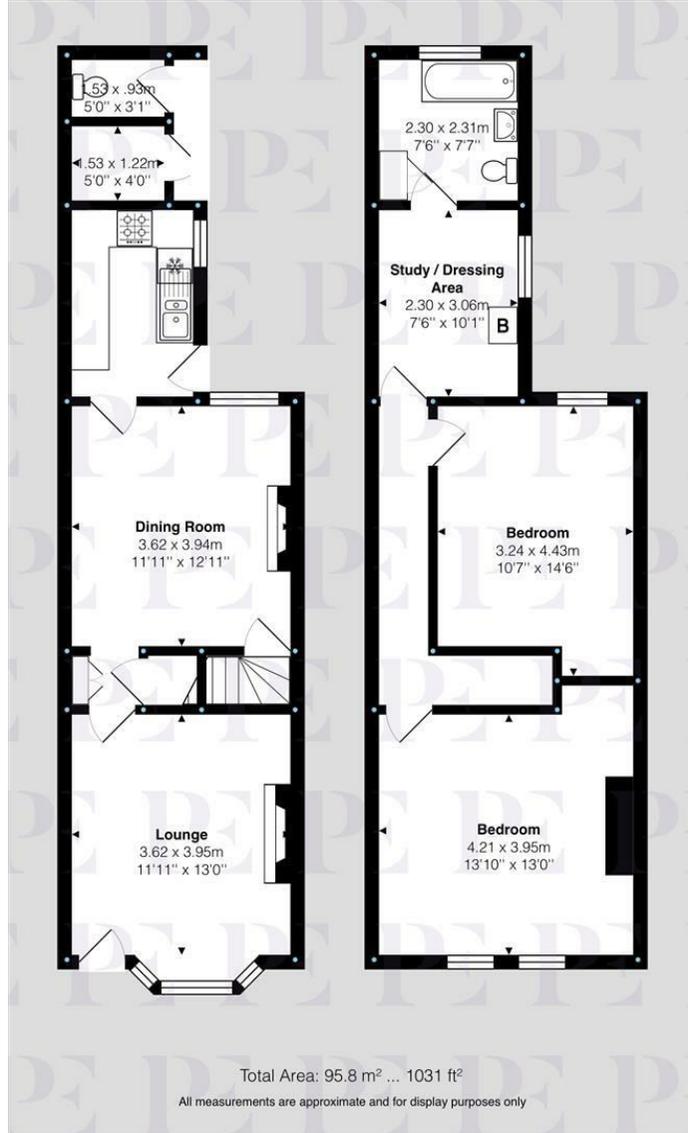
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MONEY LAUNDERING REGULATIONS -In line with current money laundering regulations, prospective buyers who have an offer accepted on a property, will be asked to provide us with photo I.D. (e.g. Passport, driving licence, bus pass etc) and proof of address (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.





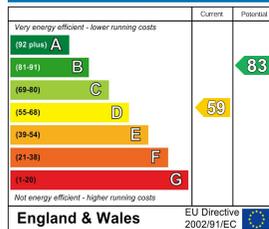
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Total Area: 95.8 m² ... 1031 ft²

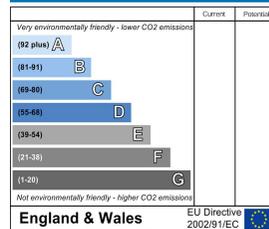
All measurements are approximate and for display purposes only

Energy Efficiency Rating



England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating



England & Wales EU Directive 2002/91/EC

Registered company name: **Picker Elliott LTD**
 Company registration number: **09153786**
 VAT Number: **199 0836 58**

