



Bosworth Close, Hinckley LE10 0XW

£159,000

**PE**  
PICKER  
ELLIOTT  
ESTATE AGENTS

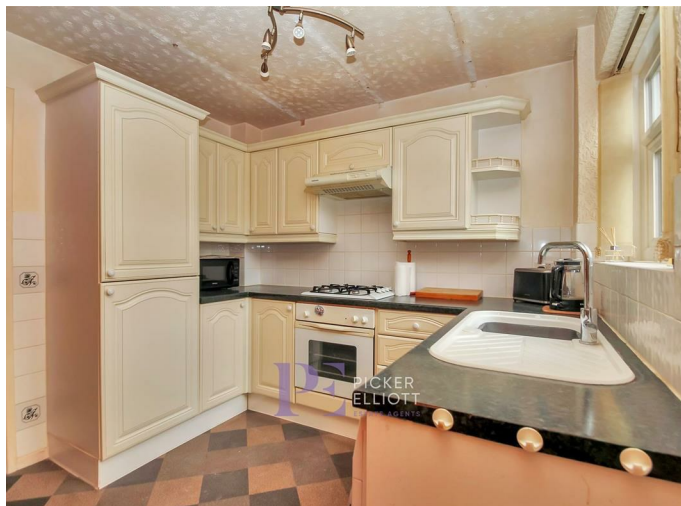
110 CASTLE STREET,  
HINCKLEY, LE10 1DD  
01455 612613

Welcome to Bosworth Close, Hinckley - a charming location for this delightful mid-terrace house! This property boasts 1 reception room, 2 cosy bedrooms, and a convenient bathroom. Although it may need a bit of a freshen up, this house is brimming with potential for the right buyer.

Situated in a peaceful neighbourhood, this house offers a perfect blend of comfort and convenience. The reception room is ideal for relaxing with family or entertaining guests, while the bedrooms provide a tranquil space to unwind after a long day.

With a touch of creativity and some personal flair, this house can be transformed into a warm and inviting home. Imagine the possibilities of adding your own personal touch to every corner of this lovely property.

Don't miss out on the opportunity to make this house your own in the heart of Hinckley. Embrace the chance to create a space that reflects your style and personality. Contact us today to arrange a viewing and discover the potential that this charming property holds.



## Enter Via Opaque Double Glazed Door into

### Entrance Hall

With radiator, stairs to first floor landing and arch to

### Kitchen

8'4 x 9'1 (2.54m x 2.77m)

With double glazed window to front, radiator, range of base and wall units, roll edge work surface over, tiling to splash back, inset gas hob with built in oven and extractor hood, inset drainer sink with mixer tap, space for washing machine, integrated fridge/freezer and door to

### Lounge/Dining Room

14'1 x 11'7 (4.29m x 3.53m)

With double radiator, double glazed patio doors to rear and door to useful storage cupboard.

### First Floor Landing

With loft access and doors to

### Bedroom One

11'7 x 8'5 (3.53m x 2.57m)

With double glazed window, radiator and laminate flooring.

### Bedroom Two

11'8 (max) x 8'2 (3.56m (max) x 2.49m)

With double glazed window, radiator and cupboard housing wall mounted combi boiler.

### Shower Room

6'2 x 5'5 (1.88m x 1.65m)

With low level flush WC, vanity sink unit, enclosed corner shower cubicle, with electric shower and tiling to surrounding splash back areas, tiling to surrounding four walls, extractor fan and chrome towel radiator.

### Outside

#### To The Front of the Property

There is an easy maintained gravelled garden with slab path to front door, car parking area with ample space for parking, path and gated access to

### Rear Garden

Slab free maintenance garden, surround by timber fencing

### 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).

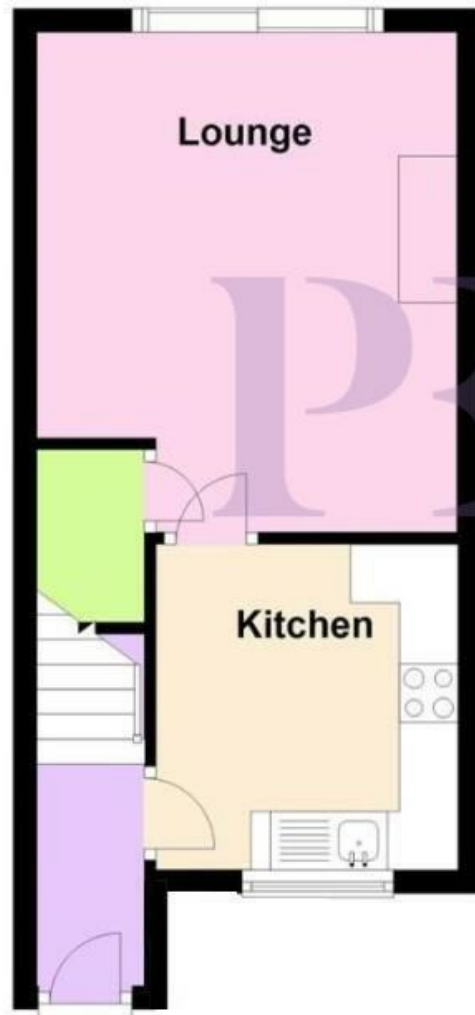
10. Copyright and Social Media: Unless we agree otherwise with you in writing, we hold the copyright on all photographic and video marketing material used to market your home and these should not be reproduced by any third party without our express consent. Furthermore, we reserve the right to use these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





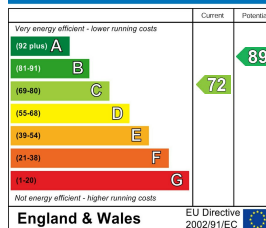
## Ground Floor



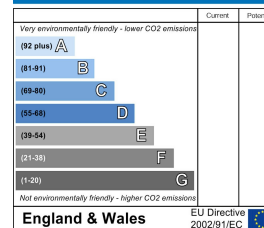
## First Floor



### Energy Efficiency Rating



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



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

