



Because property is personal with...

John Nichols Street, Hinckley

**BELVOIR!**

£210,000



## Key Features

- 3 Bed Semi-detached
- Living Room
- Kitchen Diner
- Family Bathroom
- Off Road Parking
- Large Rear Garden
- EPC rating D
- Freehold





3 BED SEMI DETACHED HOUSE IN A POPULAR RESIDENTIAL LOCATION HAVING ENTRANCE HALLWAY, LIVING ROOM, KITCHEN DINER, 3 BEDROOMS AND FAMILY BATHROOM. WITH OFF ROAD PARKING AND GOOD SIZED REAR GARDEN THE PROPERTY IS CLOSE TO HINCKLEY TOWN CENTRE. WITH EASY ACCESS TO SCHOOLS, SHOPS, HINCKLEY MARINA, BARS AND RESTAURANTS, THE PROPERTY IS WITHIN EASY REACH OF THE A5 AND MOTORWAY NETWORKS. HAVING UPVC DOUBLE GLAZING AND GAS CENTRAL HEATING, THE PROPERTY IS IMMEDIATELY AVAILABLE AND IS BEING SOLD WITH NO UPWARDS CHAIN.

In brief, the property comprises:

Entrance Hallway - 4'2" x 4'0" (1.28 x 1.24 m) with upvc double glazed front door, radiator, stairs to first floor

Living Room - 10'11" x 12'4" (3.33 x 3.77 m) into bay with upvc double glazed window, radiator, feature fireplace with electric fire, wooden flooring

Kitchen Diner - 10'3" x 15'8" (3.14 x 4.78 m) with a range of fitted white gloss wall and base units, inset sink with mixer tap, roll edge worktop, extractor, tiled splashback, walk-in pantry, heating controller, upvc double glazed windows, upvc double glazed door leading to garden, radiator, plumbing and space for washing machine

To the first floor

Landing - 8'8" x 5'6" (2.64 x 1.70 m) with access

to loft, upvc double glazed window

Bedroom 1 - 10'4" x 9'10" (3.15 x 3.02 m) with upvc double glazed window, radiator, laminate flooring

Bedroom 2 - 10'10" x 8'10" (3.32 x 2.71 m) with upvc double glazed window, radiator, laminate flooring

Bedroom 3 - 6'0" x 6'6" (1.84 x 1.99 m) with upvc double glazed window, radiator, laminate flooring

Bathroom - 6'2" x 5'6" (1.90 x 1.70 m) with white panel bath with rain effect shower over, inset sink with vanity unit below, glass shower screen, wc, aqua panel walls, radiator, upvc double glazed window

Outside

To the front there is a slabbed driveway with side gate leading to the rear garden.

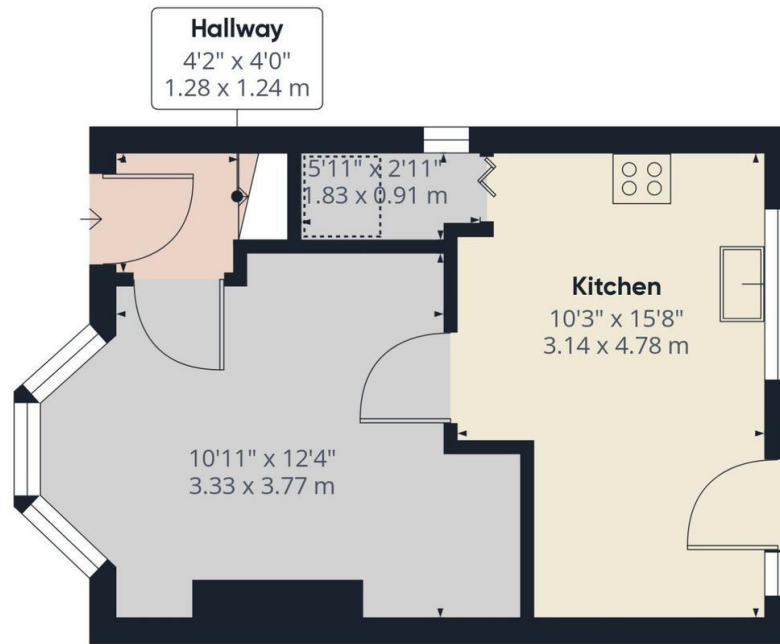
To the rear there is a slabbed patio, lawns and footpath leading to the shed.

Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of importance to you, please obtain professional confirmation. All measurements quoted are approximate. These particulars do not constitute a contract or part of a contract

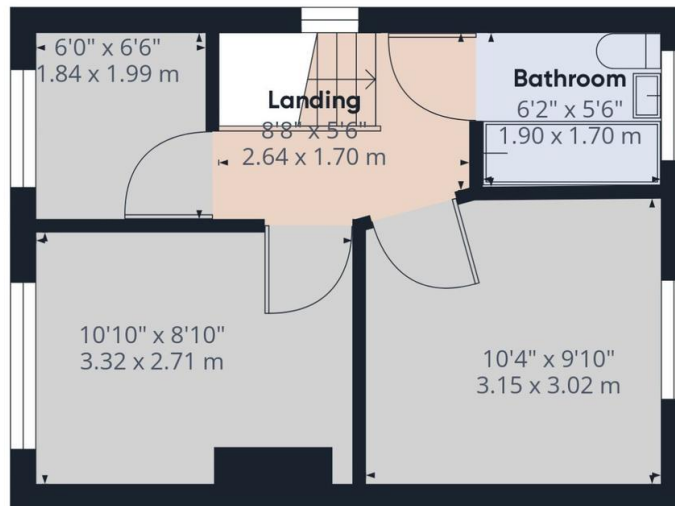








Ground Floor



Floor 1

**Approximate total area<sup>(1)</sup>**

655.55 ft<sup>2</sup>  
60.9 m<sup>2</sup>

**Reduced headroom**

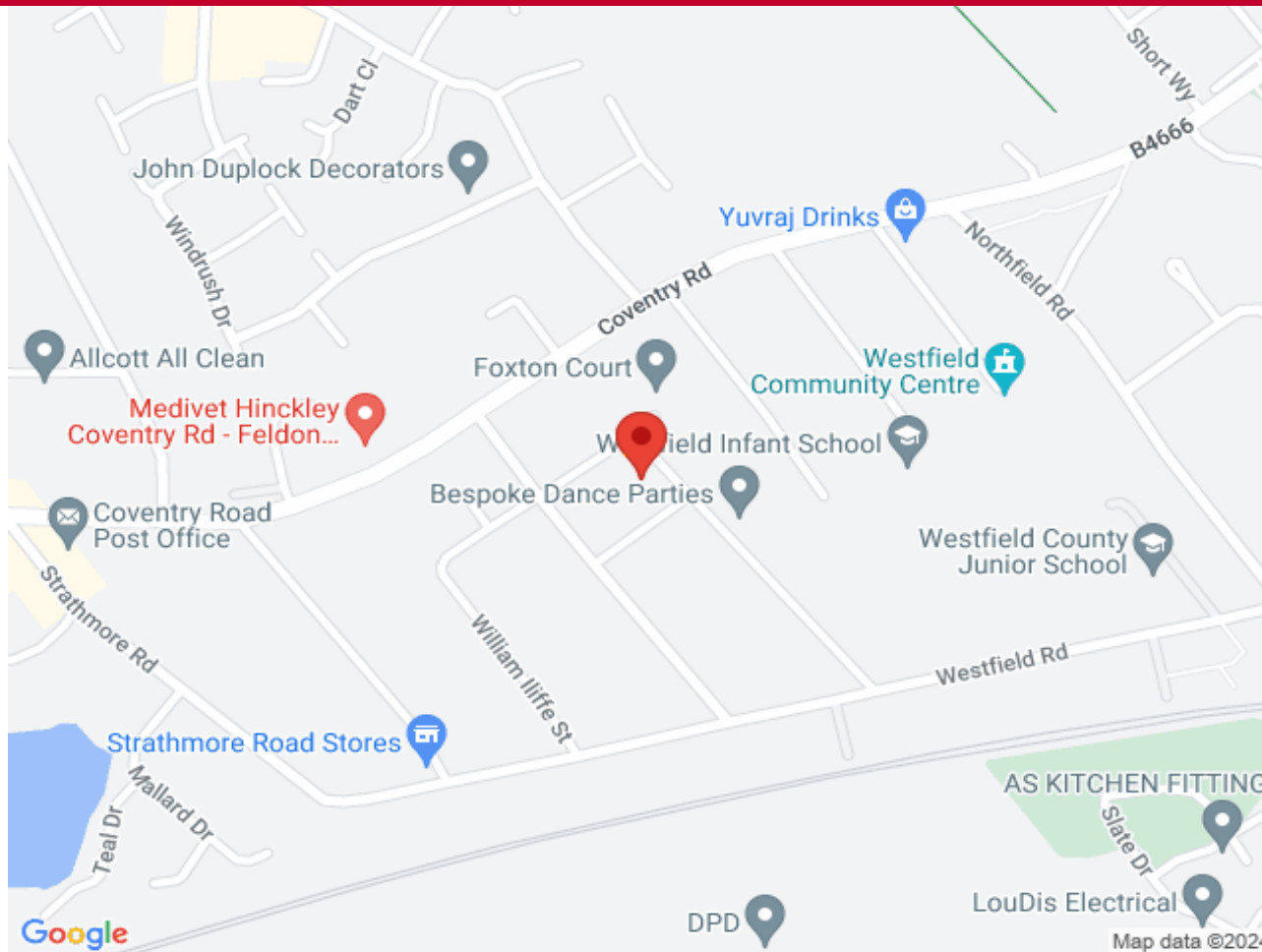
7.57 ft<sup>2</sup>  
0.7 m<sup>2</sup>

(1) Excluding balconies and terraces

☐ Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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