



Property Description

Discover this charming two-bedroom terraced property, perfectly situated near the town center, making it an ideal choice for both first-time buyers and investors. Featuring uPVC double glazing and efficient gas central heating, this home offers comfort and energy efficiency. The spacious lounge and dining room provide ample living space, while the well-equipped kitchen is perfect for culinary enthusiasts. With two generous double bedrooms and a modern bathroom, this property meets all your needs. Enjoy the convenience of a front yard and a private garden to the rear, all with no upward chain, making it a seamless buy-to-let opportunity.



Lounge 3.99m x 3.53m (13' 1" x 11' 7")

UPVC double glazed bay window and UPVC door to the front elevation, and radiator. There is then a lobby with an understairs store.

Dining Room 3.71m x 3.53m (12' 2" x 11' 7")

UPVC double glazed window to the rear elevation, ceiling fan and radiator.

Fitted Kitchen 4.80m x 1.96m (15' 9" x 6' 5")

Having a good range of wall and base units with working surfaces over and tiled splashbacks, plumbing for washing machine, an inset stainless steel sink and drainer, four ring electric hob with hood over and oven under, and UPVC double glazed window and door to the side elevation.

Landing

With loft access hatch.

Bedroom One 3.53m x 3.48m (11' 7" x 11' 5")

UPVC double glazed window to the front elevation, original decorative fire place, radiator, and built in store cupboard.

Bedroom Two 3.78m x 2.67m (12' 5" x 8' 9")

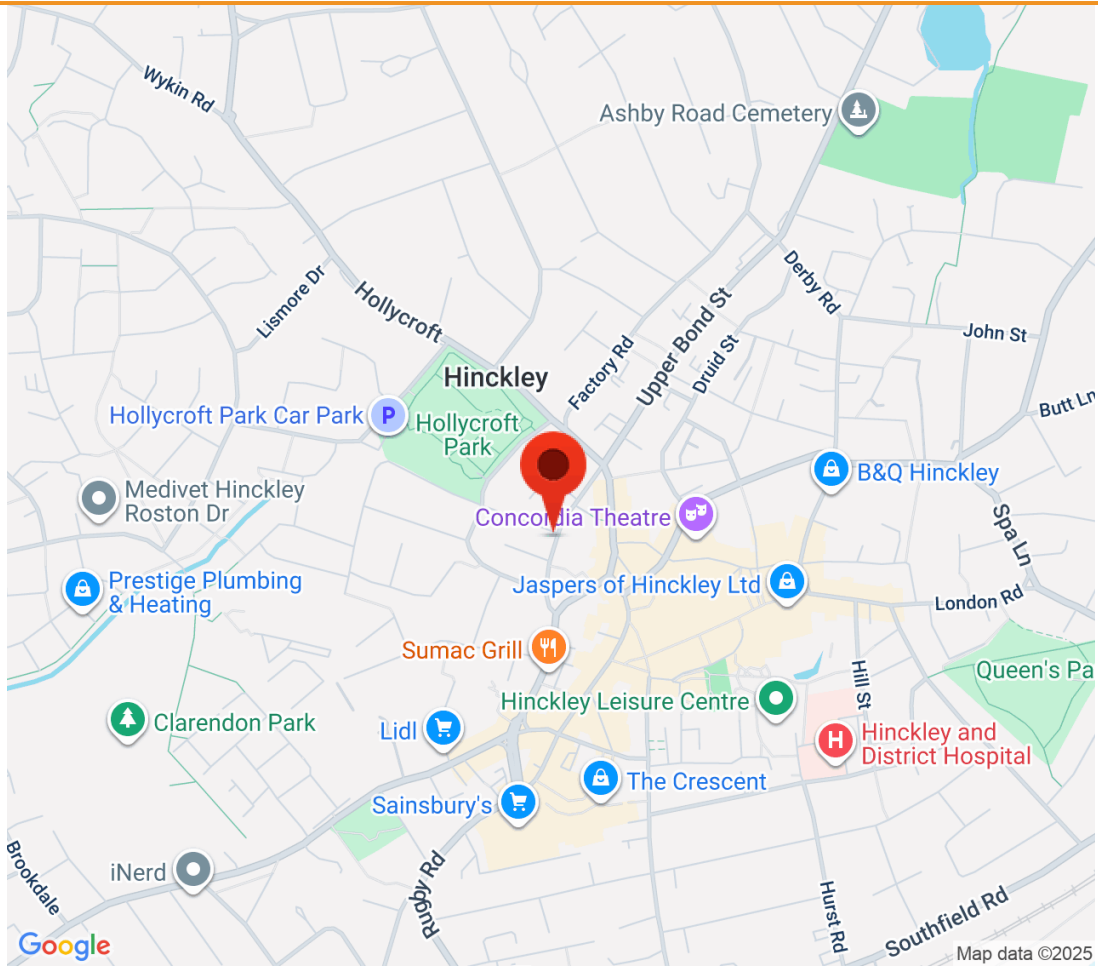
UPVC double glazed window to the rear elevation, original decorative fire place and radiator.

Bathroom 2.77m x 1.98m (9' 1" x 6' 6")

Having a three piece white suite comprising bath with electric shower over, low flush WC and wash hand basin, par tiled surround, and UPVC double glazed window to the rear elevation.

Outside

There is a yard area to the frontage offering seclusion from the road and footpath. With an outside store and WC, and a paved yard, and garden area.



44 Trinity Lane HINCKLEY LE10 0BH		Energy rating D
Valid until 28 March 2034	Certificate number 0330-2098-5370-2424-4621	

