



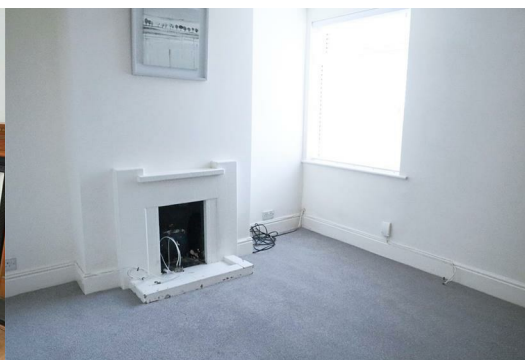
## 101 Druid Street

, Hinckley, LE10 1QQ

£750 Per Calendar Month



A well appointed, two double bed roomed mid terraced house within walking distance of Hinckley town centre, having the benefit of UPVC double glazing, gas fired central heating, two reception rooms, bathroom with shower.



### Lounge (front) 11'0" x 11'10" (3.35 x 3.61)

Having feature live gas fire in surround and raised hearth, UPVC double glazed window, picture rail, cushion wooden laminate floor, power points.

### Separate dining room (rear) 10'10" x 12'1" (3.31 x 3.69)

Having open hearth fire, UPVC double glazed picture window, central heating radiator, power points.

### Inner hallway 7'1" x 4'10" (2.16 x 1.48)

Having staircase to first floor via quarter landing, under stairs cupboard, room stat.

### Modern kitchen (rear) 8'2" x 7'1" (2.49 x 2.16)

Having stainless steel sink unit, range of base and wall units comprising three base units and three wall units, open corner display unit, bevel edged work surfaces, split level gas hob, electric oven, extractor hood, ceramic wall tiling, UPVC double glazed picture window, central heating radiator.

### First floor landing

5.04m max 1.51m min x 2.19m max 0.74m min (16'6" max 4'11" min x 7'2" max 2'5" ,min)

Having central heating radiator, UPVC double glazed side picture window.

### Bedroom 1 (front) 11'10" x 10'11" (3.61 x 3.34)

Having twin UPVC double glazed picture windows, central heating radiator, power points.

### Bedroom 2 (rear) 11'0" x 9'4" (3.36 x 2.84)

Having UPVC double glazed picture window, central heating radiator, power points.

### Bathroom (rear) 8'0" x 7'1" (2.45 x 2.17)

Having full suite in white comprising panelled bath with electric shower, pedestal wash hand basin, low flush w.c, obscure UPVC double glazed window, central heating radiator, airing cupboard off.

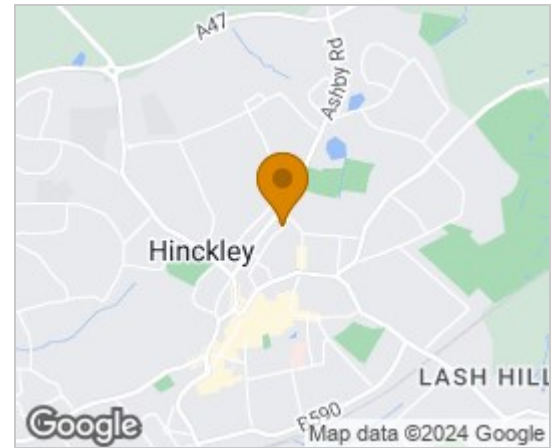
### Outside

Having rear paved yard leading to separate lawned garden, brick store 1.41m x 0.98m with wall mounted balance flue space saver boiler, hot and cold plumbing for washing machine.

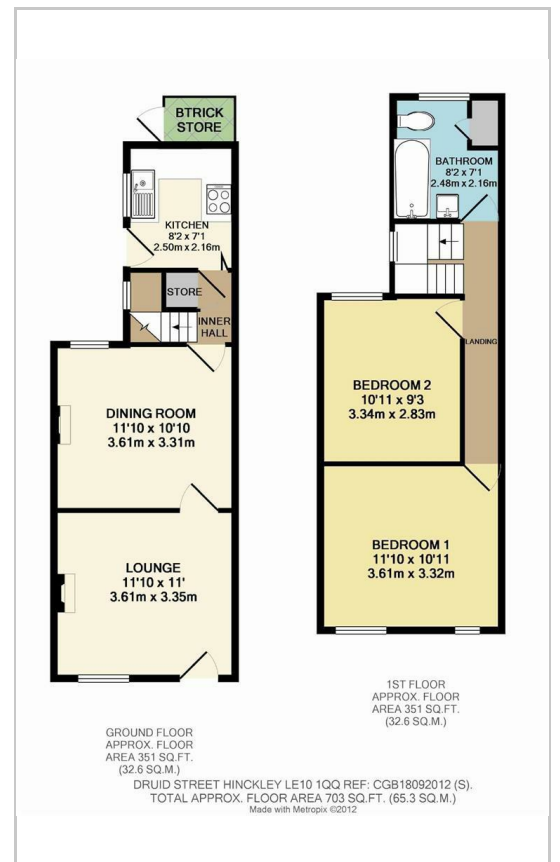
### General information

### Offer procedure

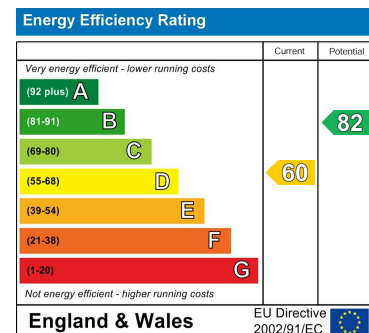
### Area Map



### Floor Plans



### Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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