



## 17 Spencer Street

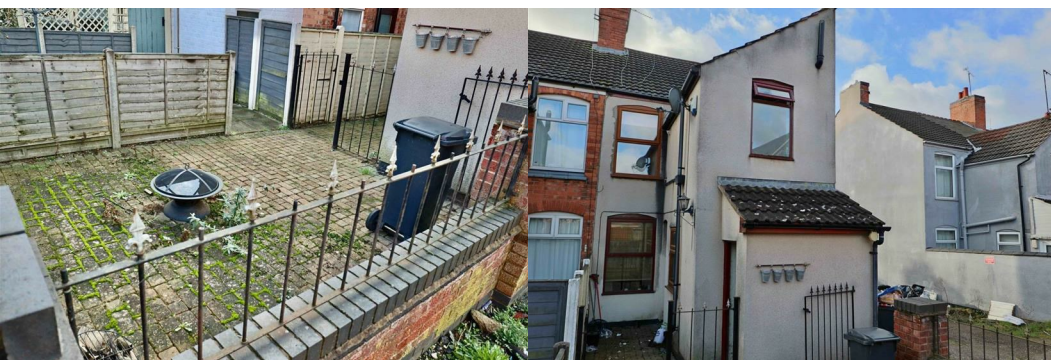
, Hinckley, LE10 1RB

£775 Per Month



A two bedroom end terraced property with minutes walking distance of Hinckley town centre and all amenities. Additional benefit of gas fired central heating, UPVC double glazing,, two reception rooms, bathroom with shower. Enclosed rear garden.

Accessible fro commuting to all major road links such as the A5, M69, M1 and M6.



### Dining room (front) 11'8" x 11'4" (3.58 x 3.47)

PVCu double glazed window, radiator and laminate floor.

### Spacious lounge (rear) 15'11" (max) x 11'10" (max) (4.87 (max) x 3.61 (max))

Window, radiator, under stairs cupboard, laminate floor, stair case to first floor and open hearth fire in rustic brick surround with raised quarry tiled hearth.

### Kitchen (rear) 12'5" x 6'4" (3.80 x 1.95)

Pvcu double glazed window, sink, range of base and wall units (6 base and 6 wall), associated solid wood work surfaces, slate tiled floor, PVCu double glazed window, ladders styled radiator, split level electric hob, electric fan assisted oven and extractor hood., fitted fridge and freezer.

### First floor landing 15'9" x 8'9" (4.82 x 2.68)

PVCu double glazed window and radiator.

### Bedroom 1 (front) 11'10" x 10'2" (3.61 x 3.10)

Twin PVCu double glazed windows, radiator and fitted wardrobe / cupboard with hanging rail.

### Bedroom 2 (rear) 12'5" x 8'8" (3.79 x 2.65)

PVCu double glazed window, radiator and coving.

### Spacious bathroom (rear) 12'5" x 6'4" (3.80 x 1.95)

full suite in white, comprising of a panel bath, wash hand basin, low flush wc and separate shower cubicle with a chrome mixer shower, linen cupboard with a wall mounted fan assisted gas fired condensing combination boiler ( Valliant Eco Tec Plus), chrome ladder styled radiator and laminate floor.

### Outside

Enclosed rear garden with gated side access.

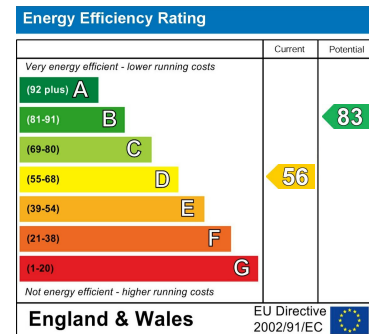
## Area Map



## 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 firms employment has the authority to make or give any representation or warranty in respect of the property.