



## 146 Factory Road

, Hinckley, LE10 0DS

£895 Per Calendar Month



A spacious, three bedroomed inner terraced cottage style property in convenient location within a few minutes walking distance of Hinckley town centre. The property has the benefit of PVCu double glazing, gas fired central heating, three good sized bedrooms, enclosed rear garden.

Ideally located within walking distance of Hinckley town and all local amenities, whilst being accessible for commuting to all major road links, such as the A5, M69, M6 and M1.



### Lounge (front) 12'0" x 11'11" (3.66 x 3.63)

PVCu double glazed bay window, PVCu double glazed door, electric fire, radiator and oving.

### Dining room (rear) 12'2" x 11'8" (3.71 x 3.56)

PVCu double glazed French doors, radiator, coving and understairs cupboard.

### Modrn fitted Kitchen (rear) 9'8" x 6'2" (2.95 x 1.88)

1½ bowled sink unit, PVCu double glazed window, split level gas hob and electric (fan assisted) oven, extractor hood, ceramic tiled floor. range of base and wall units( 6 base and 5 wall) finished in matt grey and contrasting work surfaces.

### First floor landing

Having staircase to second floor.

### Bedroom 1 (front) 12'1" x 12'1" (3.70 x 3.70)

PVCu double glazed window, radiator, and built in cupboard.

### Bedroom 2 (rear) 12'2" x 8'10" (3.71 x 2.71)

PVCu double glazed window and radiator.

### Bathroom (rear) 10'0" x 6'8" (3.05 x 2.03)

Obscure PVCu double glazed window, panelled bath with electric shower, wash hand basin, low flush w.c, chrome ladder style radiator and airing cupboard.

### Second floor

Leading to:

### Bedroom 3 (rear) 17'11" x 12'1" (5.47 x 3.70 )

Double glazed velux roof light, feature beams, storage to eaves and radiator.

### Outside

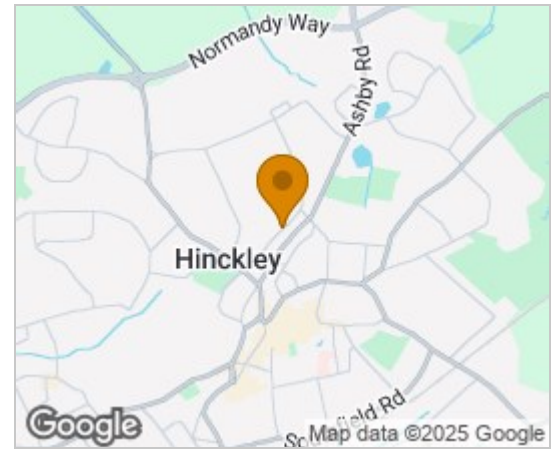
Rear yard, pedestrian access, byond which is a lawned garden.

Walled fore garden.

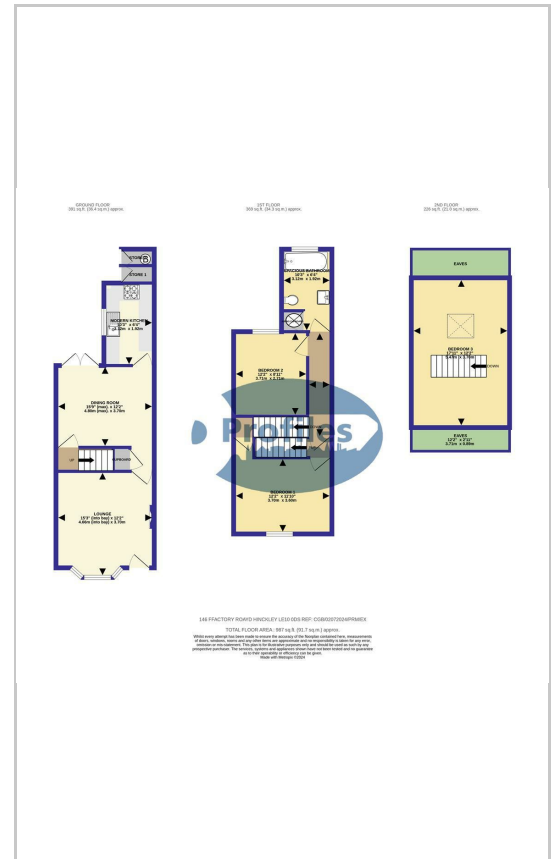
Brick store No.1 with a wall mounted gas fired regular boiler (Baxi Solo 15 HEA).

Brick store 2: Former WC with plumbing for a washing machine.

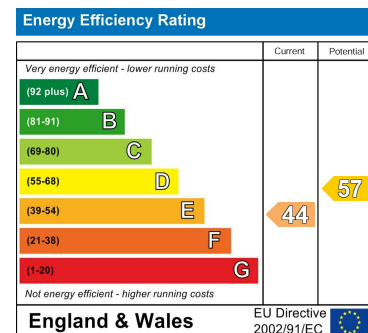
## Area Map



## Floor Plans



## Energy Efficiency Graph



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