



**11 Hurst Road, Hinckley, LE10 1AB**

**£299,950**



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RH Homes are very pleased to offer this superbly presented period townhouse, situated in a prime central setting within the town. The property has been continually improved by its current owner whilst offering many traditional & character features. The house comprises an Entrance Hallway, Lounge, Sitting Room, Fitted Kitchen, landing, Three Double Bedrooms, Bathroom and front & rear gardens. The property also benefits from UPVC double glazing & gas central heating throughout. Viewing strongly recommended.

Council Tax - B

### Entrance Hall

With ceramic tile flooring, under stairs cupboard access, radiator and composite door to the front elevation.

### Lounge

10'7 x 11'11 (14'2 into bay) (3.23m x 3.63m (4.32m into bay))

Having a focal point decorative brick fireplace and surround, radiator and UPVC double glazed bay window and fitted shutters.

### Sitting Room

14'0 x 11'10 (4.27m x 3.61m)

Having herringbone wood flooring, original cast iron fire place, radiator and UPVC double glazed window to the rear elevation.

### Kitchen

17'1 x 7'10 (5.21m x 2.39m)

Offering base units with working surfaces over and housing a ceramic Belfast sink, and eight ring gas range and oven with hood over, further freestanding units and shelving, tiled flooring, encased Worcester Bosch combination boiler, subway tiled splash backs and two UPVC double glazed windows and door to the side aspect.

### Lobby

With UPVC double glazed window to the side and leading to:

### Downstairs WC

5'3 x 2'6 (1.60m x 0.76m)

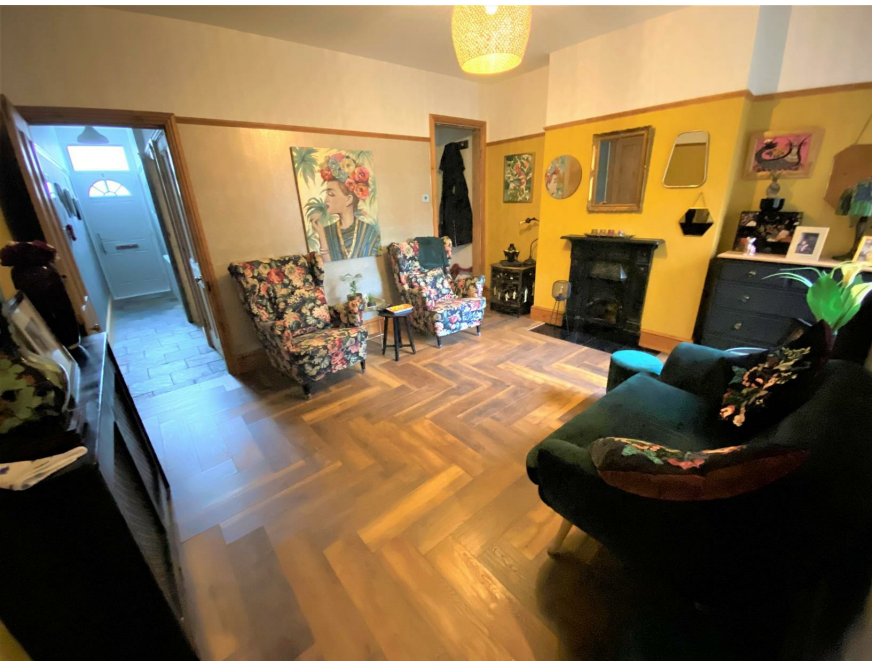
Having a two piece white suite of low flush WC and wash hand basin, full tiled surround and floor, heated towel rail and UPVC double glazed window to the side aspect.

### Landing

With loft access and further access off to:







### Bedroom One

14'0 x 11'11 (4.27m x 3.63m)

Havin double mirror fronted sliding wardrobes, radiator and UPVC window to the front elevation.

### Bedroom Two

11'0 x 11'11 (3.35m x 3.63m)

With over stairs cupboard access, laminate wood flooring and and UPVC window to the rear aspect.

### Bedroom Three

8'0 x 10'9 (2.44m x 3.28m)

With radiator and and UPVC window to the rear elevation.



### Bathroom

4'11 x 6'0 (1.50m x 1.83m)

Having a full tiled surround and flooring, a three piece white suite comprising: low flush WC, wash hand basin and bath with off tap shower and screen, extractor fan, heated towel rail and UPVC window to the side aspect.

### Outside

To the front is a block paved path area leading up to the front house door.



The rear has a tasteful block paved seating are with power and lighting, which leads to the shared walkway and side gate. There is a brick built bin store and two tier lawn with circular slabbed walkway and a pebbled border with established tree and shrubs. At the foot of the garden is a further seating area and a timber shed, which is border and has power and lighting with two windows to the side elevation.

### Lettings and Management

RH Homes and Property are a Sales, Lettings and Management business. If you are looking at selling or letting property, then please contact our team on the number shown.

RH Homes and Property is the seller's agent for this property. Descriptions of the property served as an opinion and not as statement of fact. Please inform us if you become aware of any information being inaccurate.



Leaving the town centre in Hinckley along Station Road, take a left turning onto Mount Road, and then right onto Hurst Road. The property is situated on the left hand side. For SATNAV users the postcode is LE10 1AB.

## Viewing

Please contact our RH Homes and Property Office on 01455 633244 if you wish to arrange a viewing appointment for this property or require further information.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			100
(92 plus)	A		
(81-91)	B		
(69-80)	C	69	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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