



37 Windsor Street, Hinckley, LE10 2EE
Offers Over £240,000

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*** NO CHAIN *** RH Homes and Property are pleased to present this refurbished, extended and really well presented and spacious home situated right in the heart of the village of Burbage on Windsor Street, situated within short walking distance of the highly regarded local schools and village centre facilities. This property briefly comprises a Lounge, an open plan Kitchen/Dining/Family Room, Downstairs WC, Kitchen, First Floor Landing, two Double Bedrooms, Family Bathroom, and second storey Double Bedroom. To the rear there is a good sized garden and gated access. This property requires immediate viewing to appreciate the quality on offer. The property also benefits from gas central heating & double glazing throughout. *** NO CHAIN ***

Council Tax Band - A

Lounge

13'5 x 10'8 (4.09m x 3.25m)

With a decorative feature fire place, radiator, and UPVC double glazed window and composite door to the front elevation.

Sitting Room

13'5 x 11'9 (4.09m x 3.58m)

With laminate wood flooring, radiator and under stairs cupboard access.

Kitchen

12'3 x 11'8 (3.73m x 3.56m)

Being recently fitted with a good range of wall and base level units with working surfaces over, and inset one and a half stainless steel sink and drainer, four ring gas hob with hood over and oven under, vertical radiator, laminate flooring, two skylight windows and UPVC double glazed French doors opening to the rear garden.

WC/Laundry

5'5x 3'6 (1.65mx 1.07m)

With a two piece white suite of wash hand basin and low flush WC, tiled flooring and part tiled surround, newly fitted combination boiler, plumbing for washing machine, and UPVC double glazed window to the rear elevation

Landing

With access off to:





Bedroom One

13'5 10'9 (4.09m 3.28m)

Having a radiator, over stairs cupboard and UPVC double glazed window to the front aspect.

Bedroom Two

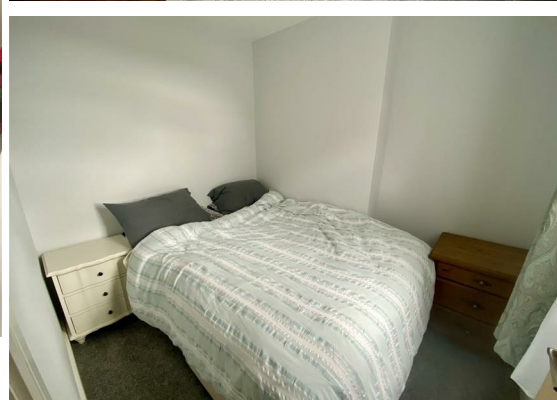
7'5 x 8'10 (2.26m x 2.69m)

Having a radiator, and UPVC double glazed window to the rear elevation.

Family Bathroom

6'5 x 7'7 (1.96m x 2.31m)

Being recently refitted with a white three piece suite of P-bath with thermostatic shower and screen, sink in vanity cupboard and low flush WC, tiled flooring and part tiled surround, heated chrome towel rail and skylight window.



Bedroom Three

13'5 x 17'2 (into window) (4.09m x 5.23m (into window))

With stair case leading into the room, radiator and UPVC double glazed dormer window to the front elevation.

Outside

To the rear is a slabbed patio and lawned garden with plant and shrub borders. There is rear timber gate access (from Freemans Lane) that leads onto a stoned seating area with a decorative WW2 shelter feature at the foot of the garden.

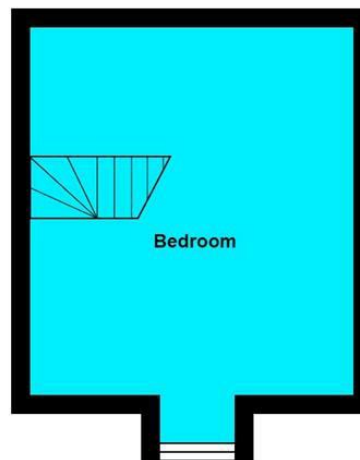




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Total Area: 95.5 m² ... 1028 ft²

All measurements are approximate and for display purposes only



Leaving Hinckley along Station Road, take a right turn onto Hawley Road then at the traffic lights take the first left exit onto Rugby Road, continue along through the new road system, and over the next set of traffic lights at the crossroads of Brookside and Rugby Road. Continue over the next roundabout, and then take a left turn onto Coventry Road, continue along and the road proceeds into Windsor Street. Where the property is situated on the right hand side. For SATNAV users the post code is LE10 2EE.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B	79	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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.

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.

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