



1 The Spindles, Hinckley, LE10 2HX

£209,950



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RH Homes and Property are very pleased to offer this excellent value two bedroom semi detached house on a generous corner plot, situated on a not through road and close to the centre of the sought after village of Burbage. The house comprises an Entrance Hall, Lounge, Kitchen, Conservatory, Landing, Two Double Bedrooms and Family Shower Room. Also, the property benefits from UPVC double glazing, gas central heating front and rear gardens and ample corner plot parking to the frontage. Viewing highly recommended to appreciate the opportunity on offer!

Council Tax - B

Entrance Hall

With laminate wood flooring, radiator and wood door to the front elevation.

Kitchen

5'9 x 10'2 (1.75m x 3.10m)

Having a range of wall and base level units with working surfaces over and tiled splashbacks, an inset stainless steel sink and drainer, radiator, plumbing for washing machine, laminate wood flooring and UPVC double glazed window to the front aspect.

Lounge

12'4 x 16'0 (3.76m x 4.88m)

With laminate wood flooring, storage cupboard access, focal point gas fire set in a marble and wood surround, radiator and sliding doors to the rear elevation.

Conservatory

9'7 x 8'10 overall (2.92m x 2.69m overall)

Being of wood and double glazed surround with French door to the sized aspect opening to the rear gardens.

Landing

with loft access and leading off to:

Bedroom One

12'4 x 9'5 (3.76m x 2.87m)

With laminate wood flooring, radiator and UPVC double glazed window to the rear elevation.





Bedroom Two

12'4 x 9'3 overall (3.76m x 2.82m overall)

With laminate wood flooring, radiator, storage cupboard/wardrobe and UPVC double glazed window to the front aspect.

Shower Room

5'8 x 7'1 (1.73m x 2.16m)

Having a three piece white suite of thermostatic shower in a double tray with screen and UPVC surround, wash hand basin with tiled splashbacks, and Low flush WC, radiator, and UPVC double glazed window to the side elevation.



Outside

To the front is a block paved tandem reserved parking bay with a corner plot lawned area and tree border. At the side of the property is a timber fence and gate leading to:

A slabbed patio with timber shed and pathway to a mainly lawned garden with established tree and shrub border.

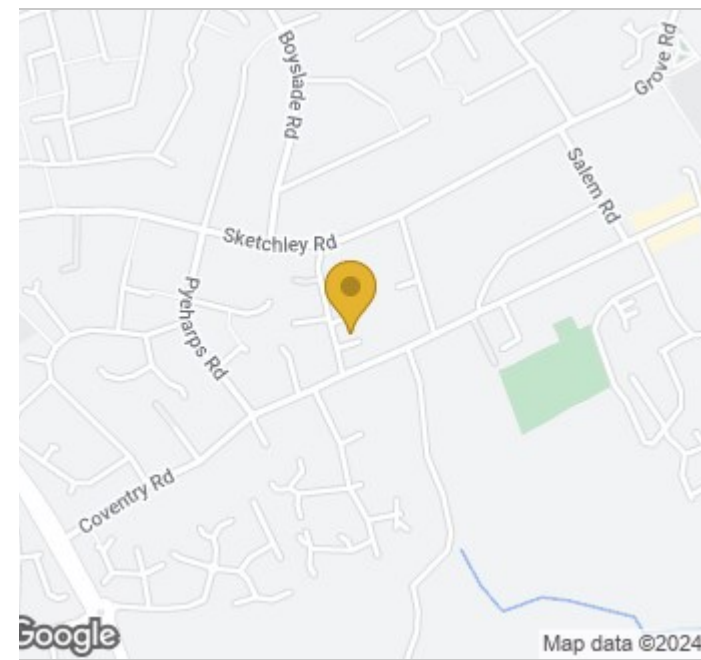
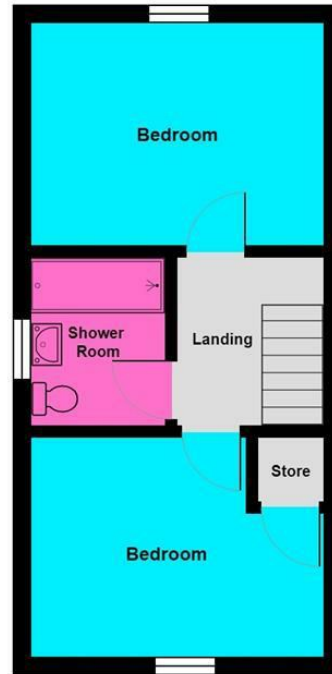




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Total Area: 69.3 m² ... 746 ft²

All measurements are approximate and for display purposes only



Leaving Hinckley along the Rugby Road towards the M69, take a left turning onto Coventry Road, follow the road along until the left turn onto Cotes Road, and taking the first right onto The Spindles where the property is located as the first on the left hand side. For SATNAV users the postcode is LE10 2HX

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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

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