



wards
Residential

88 Hinckley Road, Earl Shilton, LE9 7LD
Offers over £170,000

Freehold. A traditional three bedroom mid terrace house located on the fringe of Earl Shilton, within easy walking distance of the town centre and its wide range of amenities. The accommodation briefly comprises: Ground Floor: Lounge, Kitchen/Diner, Bathroom. First Floor: three Bedrooms. Outside: driveway to the front elevation, gardens to the rear along with garage with additional driveway in front of the same. Gas fired central heating and UPVC double glazing.

Lounge

4.01 x 3.78 Metres

With electric fire on granite effect hearth with wooden surround. Understairs cupboard, ceiling fan and composite front door with stained glass window above. UPVC double glazed bay window.

Kitchen

3.7 x 3.75 Metres

Comprising base and wall units with working surfaces over. Ceramic one and a half sink and drainer and plumbing for washing machine. Space for cooker. Tiled flooring throughout. UPVC double glazed window to the rear elevation.

Lobby

With composite front door.

Bathroom

2.67 x 1.87 Metres

Three-piece suite comprising wash hand basin, shower in cubicle and low flush WC. Panelling to all walls and ceiling and tiled flooring. LED Lighting and extractor fan. UPVC frosted window to the side elevation.

Bedroom 1

3.42 x 4.41 Metres

UPVC double glazed window to the front elevation. Store cupboard with loft access hatch.



Bedroom 2

3.74 x 3.45 Metres

UPVC double glazed window to the rear elevation.

Bedroom 3

3.76 x 1.86 Metres

UPVC double glazed window to the rear elevation.

Garage

5.36 x 4.48 Metres

With up and over door, power and lighting. Driveway for two cars in front of the Garage.

Lean To

2.27 x 3.75 Metres

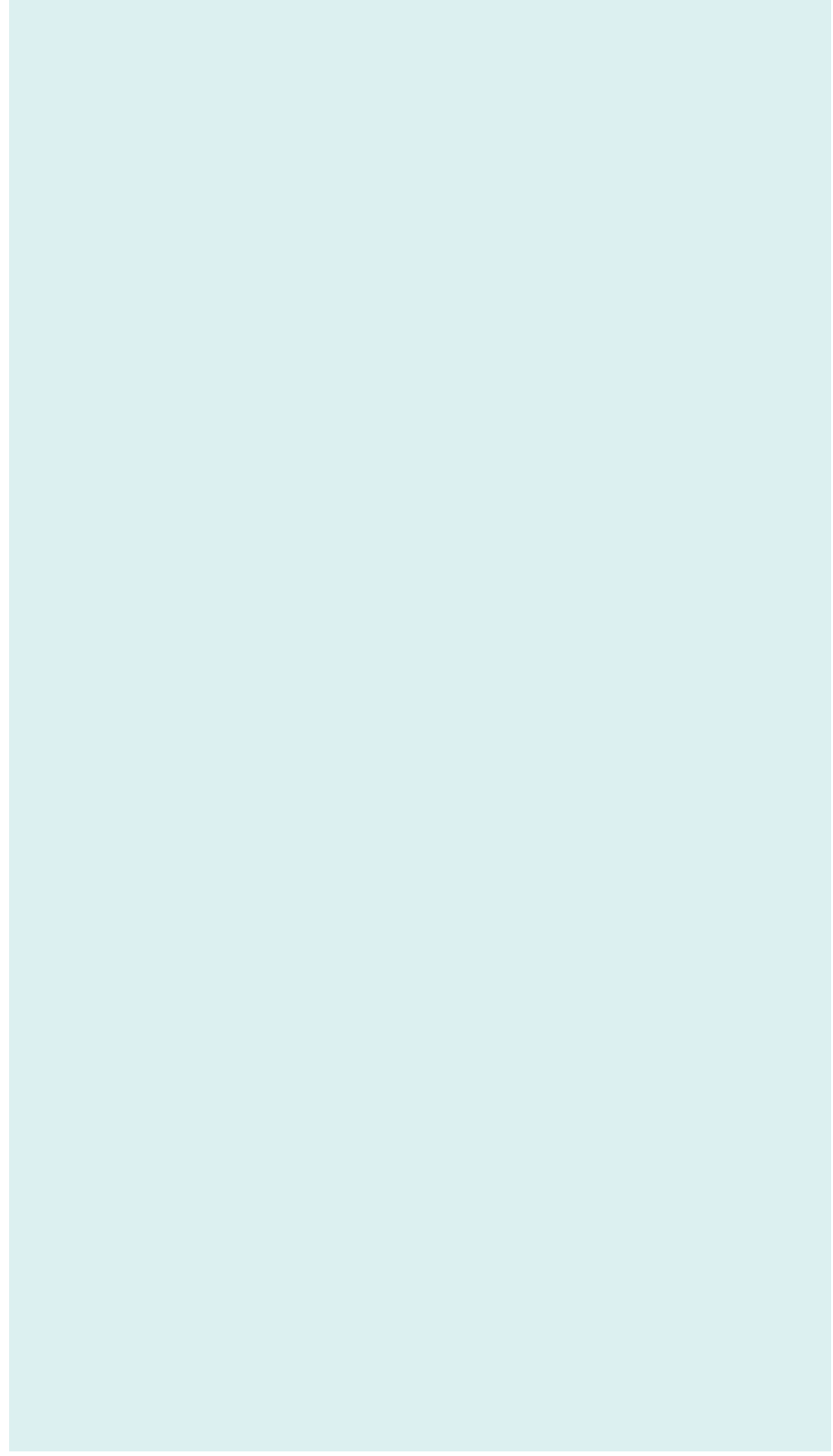
With door to Garage, UPVC double glazed window to the front and door to Garden.

Outside

To the front elevation there is a block paved driveway and pedestrian access to the rear.

To the rear elevation, the gardens are predominantly laid to lawn with shrubbery borders, with planning including rhododendron and camellia. The gardens are enclosed by a mixture of timber and post and wire fencing. There is a block paved area adjacent to the house, further paved patio area and path to the Garage. Timber shed.



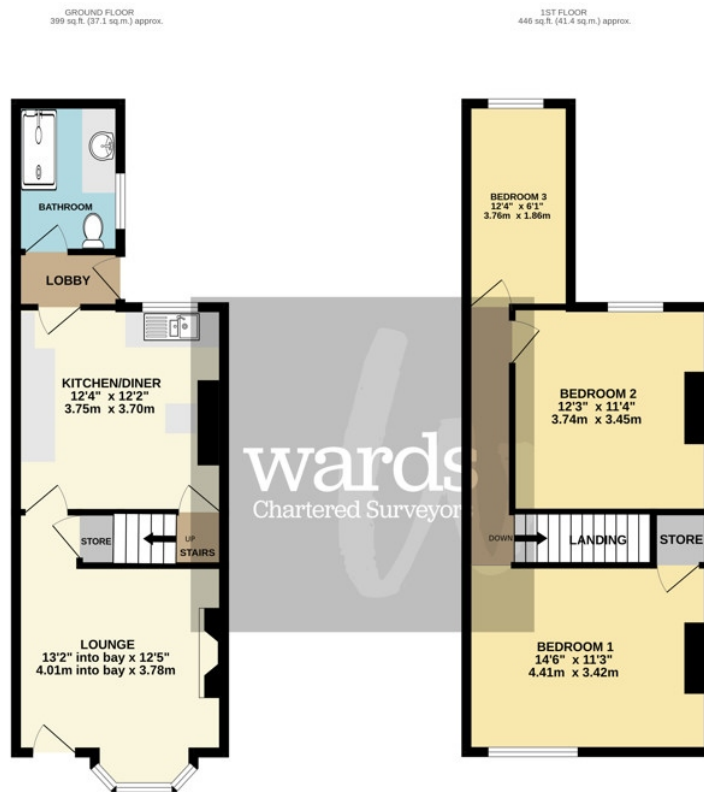


EPC Rating - D(62)

Council Tax Band - A

Call 01455 251771 to make an appointment to view this property





TOTAL FLOOR AREA: 845 sq.ft. (78.5 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statement. This floor plan for illustrative purposes only and should be used as such for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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