



# 42 John Street

, Hinckley, LE10 1UY

Offers In The Region Of £240,000



An impressive 3 bedroom traditional style semi detached house, offering deceptively spacious tastefully decorated accommodation throughout. The property has the additional benefits of gas central heating (condensing combination boiler), PVCu double glazing, 2 reception rooms, modern kitchen, luxury shower room, 3 good sized bedrooms and a picturesque established rear garden approaching some 200' in length.

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

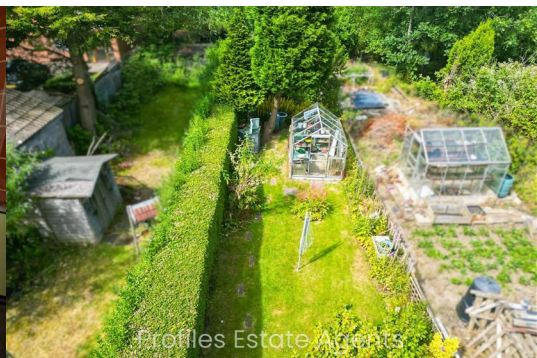
MUST BE VIEWED.



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**Reception hall. 3'2" x 2'11". (0.99 x 0.89.)**

Obscure PVCu double glazed door, staircase to the first floor, room stat and smoke detector.

**Attractive lounge (front). 12'0".x 10'11" (3.66.x 3.34)**

Feature live gas fire, with raised ceramic tiled hearth, radiator and coving.

**Separate dining room (rear). 13'0" x 12'0" (3.98 x 3.66)**

PVCu double glazed windows to rear and side, radiator, and understairs cupboard.

**Kitchen (rear). 15'1" x 7'3". (4.61 x 2.22.)**

Porcelain sink, range of base and wall units (9 base and 6 wall) finished in soft cream, associated work surfaces, ceramic tiled floor, obscure PVCu double glazed door, PVCu double glazed window, ceramic wall tiling and a wall mounted gas fired condensing combination boiler ( Valliant Eco Tec Pro 28).

**Inner hall. 7'4" x 3'0". (2.24 x 0.92.)**

Ceramic tiled floor.

**Luxury fitted shower room (rear). 9'1" x 7'4". (2.78 x 2.24.)**

Suite in white, walkin infinity double shower cubicle with chrome mixer shower with a rainfall shower head, wash hand basin, low flush wc, double base cupboard, obscure double glazed window, chrome ladder style radiator and ceramic wall tiling.

**First floor landing. 16'6" (max) x 8'7" (max). (5.03 (max) x 2.62 (max).)**

Radiator.

**Bedroom 1 (front). 13'9" (into bay) x 12'0". (4.21 (into bay) x 3.66.)**

PVCu double glazed walkin bay window and radiator.

**Bedroom 2 (rear). 12'9" x 9'6". (3.89 x 2.92.)**

PVCu double glazed window, fitted cupboard and radiator.

**Bedroom 3 (rear). 18'3" x 7'4". (5.58 x 2.24.)**

PVCu double glazed windows to rear and side, fitted double wardrobe and radiator.

**Outside.**

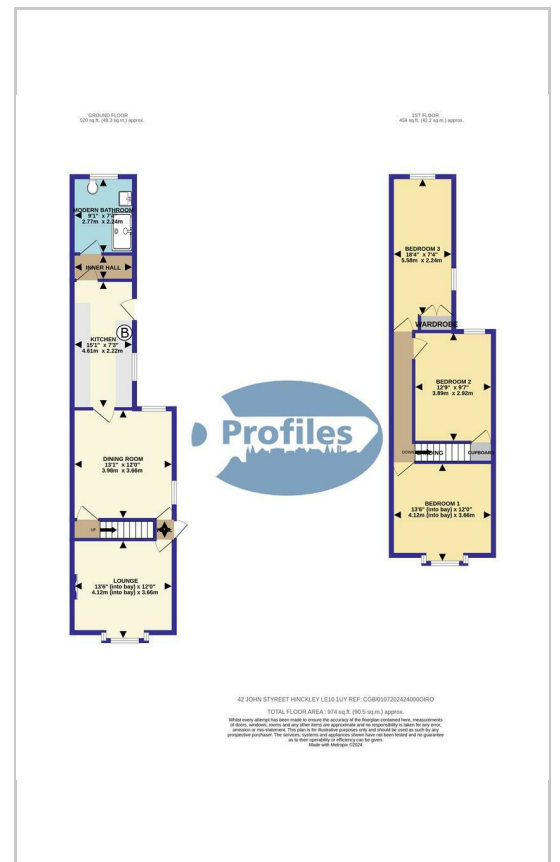
Paved front garden and side gated acces to the rear garden.

Enclosed picturesque rear garden some 200' in length, with block paved patios, established lawns, fruit trees, shrubs and bushes inclusive of herbaceous borders.

**Area Map**



**Floor Plans**



**Energy Efficiency Graph**

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

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