



31 Druid Street

, Hinckley, LE10 1QG

Offers In The Region Of £195,000



A modern well appointed 2 double bedroom end town house and having the additional benefits of gas central heating (condensing combination), PVCu double glazed, allocated car parking space, modern kitchen and bathroom with shower.

The property is ideally located within walking distance of hinckley town centre and all local amenities whilst accessible for commuting to all major road links, such as the A5, M69, M1 and M6.

VIEWING ESSENTIAL.

NO CHAIN.



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Reception hall 13'1" x 6'1" (4.01 x 1.86)

Staircase to first floor, under stairs cupboard, radiator, smoke alarm and room stat.

Spacious lounge / dining room (rear) 14'6" x 14'2" (4.41 x 4.31)

Twin PVCu double glazed french doors and radiator.

Modern kitchen (front) 14'6" x 14'2" (4.41 x 4.31)

Double glazed PVCu window, stainless steel sink unit, range of base and wall units (7 base and 7 wall), associated work surfaces, ceramic tiled floor, wall mounted gas fired condensing combination boiler (Greenstar 30si), plumbing for washing machine, split level ceramic hob, electric oven (FA), extractor hood and ceramic wall tiling.

First floor landing 11'5" x 6'7" (3.50 x 2.01)

Roof void access. and smoke alarm.

Bedroom 1 (rear) 14'6" x 11'10" (4.43 x 3.61)

PVCu double window and radiator.

Bedroom 2 (front) 14'6"(max) x 8'8" (max) (4.43(max) x 2.63 (max))

PVCu double glazed window and radiator.

Modern bathroom (side) 7'8" x 7'8" (2.34 x 2.33)

Full suite in white, panel bath with chrome mixer shower and side glazed screen, wash hand basin, low flush wc, radiator, obscure PVCu double glazed window, ceramic tiling and shaver point.

Outside

Enclosed rear garden with lawn and patio area. Rear gated access.

Allocated parking to rear.

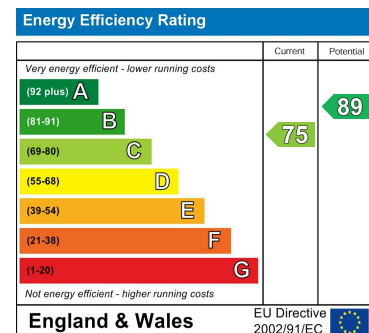
Area Map



Floor Plans



Energy Efficiency Graph



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