



## 5 Edward Street

, Hinckley, LE10 0DH

Offers In The Region Of £185,000



A immaculately presented, tastefully decorated 2 bedroom mid terraced house. The property has the benefit of gas central heating (condensing combination boiler), PVCu double glazing, modern fitted kitchen, luxury spacious bathroom with shower, 2 reception rooms and picturesque rear garden.

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

VIEWING ESSENTIAL.





### Attractive lounge (front). 12'3" x 11'5". (3.74 x 3.50.)

Feature open hearth fireplace with cast iron grate and tiled hearth, PVCu double glazed window, coving, ceiling rose and radiator.

### Inner hallway. 3'9" x 3'7". (1.16 x 1.10.)

Under stairs cupboard and fitted base cupboard with shelving above.

### Separate dining room (rear). 12'5" x 12'3". (3.80 x 3.74.)

PVCu double glazed window, radiator. staircase to the first floor, coving and ceiling rose.

### Modern fitted kitchen (rear). 12'5" x 7'0". (3.80 x 2.15.)

Stainless steel sink, range of attractive base and wall units (5 base and 6 wall), associated work surfaces, split level gas hob, electric(fan assisted) oven, extractor hood, ceramic tiled floor, obscure PVCu double glazed window, PVCu obscure double glazed side door and plumbing for a washing machine.

### First floor landing. 15'11" (max) x 10'3" (max). (4.86 (max) x 3.13 (max).)

Radiator and attractive wall panelling.

### Bedroom 1 (front). 13'11" x 11'6". (4.25 x 3.53.)

PVCu double glazed window, radiator, feature wall design and fitted cupboard/ wardrobe with hanging rail.

### Bedroom 2 (rear). 12'5" x 11'3". (3.80 x 3.45.)

PVCu double glazed window and radiator.

### Luxury spacious bathroom (rear). 12'5" x 6'6" / 16'4" (3.80 x 2.15.)

Full suite in white, comprising of a 'P shaped' bath with chrome mixer shower and side screen, wash hand basin, low flush wc, PVCu double glazed window, heated chrome towel rail / radiator, fitted linen cupboard with a wall mounted (fan assisted) gas fired condensing combination boiler (Ariston Combi Evco) and plumbing for a washing.

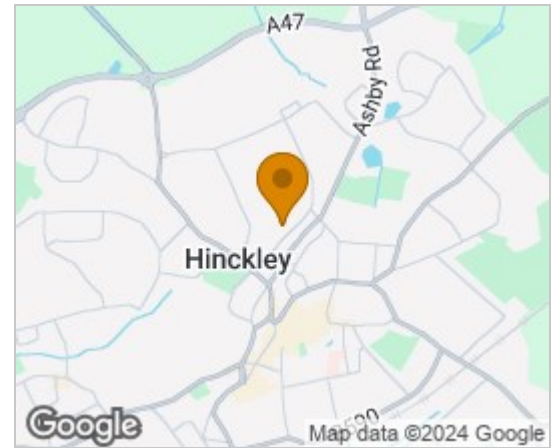
### Outside.

Integral passageway leading to the rear of the property.

Enclosed rear patio with water tap.

Separate picturesque established garden with paved patio, raised herbaceous borders and mature shrubs and bushes.

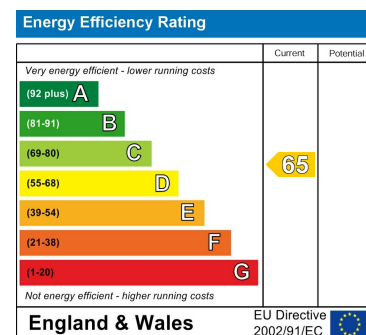
## Area Map



## Floor Plans



## Energy Efficiency Graph



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