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22 John Nichols Street

, Hinckley, LE10 0LD

Offers In The Region Of £220,000



A show standard 3 bedroom semi detached house conveniently located and maintained to the highest standard. The property has the benefit of gas central heating (condensing combination boiler), PVCu double glazing, driveway, spacious breakfast kitchen/dining room, modern bathroom with shower and established rear garden some 80' in depth.

Ideally located close to all local amenities, including local shops, schools and public transport services, whilst being accessible for community to all major road links such as the A5, M69, M6 and M1.

VIEWING ESSENTIAL.



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Canopy porch

Reception hall 4'0" x 3'10" (1.22 x 1.18)

A staircase leading to the first floor, ceramic tiled floor, radiator and obscure PVCu double glazed door.

Attractive lounge (front) 13'2" (max) x 11'1" (max) (4.02 (max) x 3.40 (max))

PVCu double glazed window, radiator, coving, 2 wall light points, ceramic tiled floor and feature rustic fire place with wood burner and raised hearth.

Modern breakfast/kitchen /dining room (rear) 16'2" x 10'4" (min) (4.94 x 3.16 (min))

11/2 bowed stainless steel sink unit, range of attractive base and wall units finished in white (10 base and 5 wall) with contrasting associated work surfaces, integral breakfast bar, split level gas hob, electric (fan assisted) oven, extractor hood, double radiator, ceramic tiled floor, PVCu double glazed side windows, twin PVCu double glazed french doors and adjacent PVCu double glazed side windows, plumbing for a washing machine, under stairs recess and a wall mounted gas fired condensing combination boiler (Ideal Logic Combi C30).

Conservatory (rear) 14'11" (max) x 10'4" (max) (4.57 (max) x 3.15 (max))

PVCu double glazed windows, twin PVCu double glazed french doors, ceramic tiled floor and radiator.

Guest cloakroom (rear) 6'1" x 2'11" (1.87 x 0.91)

Wash hand basin, low flush wc, obscure PVCu double glazed window, electric panel heater and ceramic tiled floor.

Store 6'1" x 2'11" (1.87 x 0.89)

First floor landing 8'8" (max) x 6'9" (max) (2.65 (max) x 2.07 (max))

Roof void access and PVCu double glazed window.

Bedroom 1 (front) 11'3" x 10'2" (3.44 x 3.10)

PVCu double glazed window and radiator.

Bedroom 2 (rear) 10'6" x 9'2" (3.21 x 2.80)

PVCu double glazed window and radiator.

Bedroom 3 (front) 5'5" x 5'5" (1.66 x 1.66)

PVCu double glazed window and radiator.

Modern bathroom (rear) 7'8" x 6'8" (2.36 x 2.05)

Full suite in white, comprising of panel bath with an electric shower, wash hand basin, low flush wc, radiator, obscure PVCu double glazed window, linen cupboard and ceramic wall tiling.

Outside

Front garden with driveway and lawn.

Enclosed established rear garden some 80' in length with an established lawn, block paved patio, side gated access and water tap.

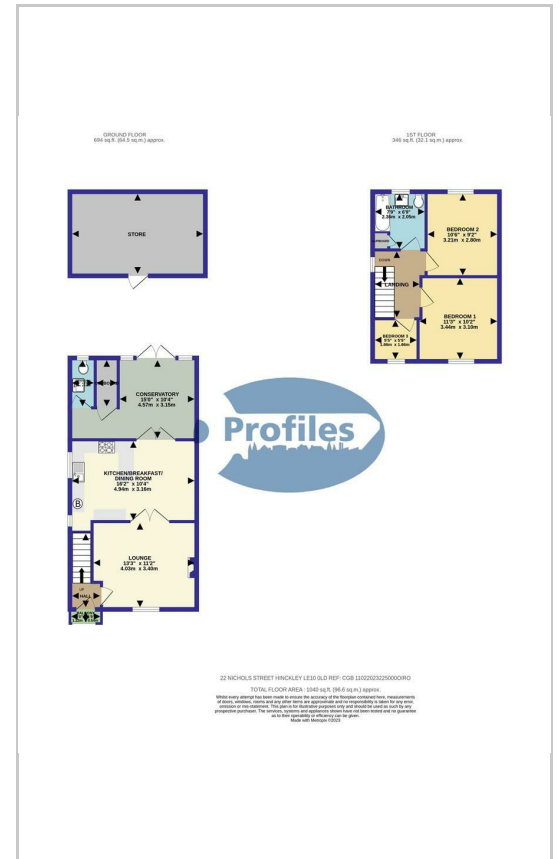
Garden room 17'2" x 10'7" (5.24 x 3.24)

Power and light and separate consumer unit,

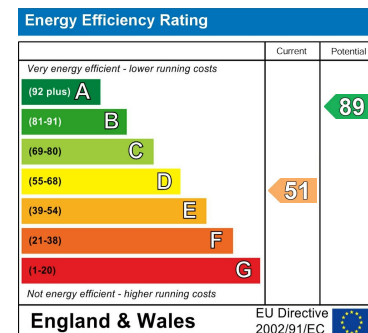
Area Map



Floor Plans



Energy Efficiency Graph



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