



## 7 Canning Street

, Hinckley, LE10 0AQ

Offers In The Region Of £210,000



An immaculately presented show house standard, three double bedroomed, three shower rooms mid terraced house. The property has been maintained to the highest standard and offers deceptively spacious, immaculately presented accommodation throughout. Additional benefit of gas central heating (condensing combination boiler), PVCu double glazing, modern fitted kitchen, luxury shower rooms, bedroom 1 with en suite shower and many unique features.

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

**VIEWING ESSENTIAL.**



Profiles Estate Agents



Profiles Estate Agents



Profiles Estate Agents

### Reception Hall 12'0" x 5'6" (3.67 x 1.69 )

Having obscure UPVC double glazed composite door, attractive wall panelling, laminate floor.

### Well Appointed Lounge (front) 11'9" x 8'6" (3.60 x 2.60)

Having feature open hearth fire with cast iron grate set in attractive surround, laminate floor, feature radiator and fitted double base cupboard.

### Modern Luxury Breakfast Kitchen/Dining Room (rear) 12'7" (max) x 11'8" (max) (3.85 (max) x 3.58 (max))

Having modern shaker style kitchen with Belfast sink, eight base units finished in matt white with contrasting granite work surfaces, fitted Range with five burner gas hob and twin electric fan assisted ovens, UPVC double glazed window, staircase to first floor, ceramic wall tiling, laminate floor, feature ladder style radiator.

### Utility Room (rear) 8'10" x 6'4" (2.71 x 1.94)

Having range of base and wall units, (two base and two wall), associated work surfaces, laminate floor, plumbing for washing machine, obscure double glazed side window and UPVC double glazed door.

### Luxury Fully Tiled Shower Room (rear) 7'1" x 4'7" (2.16 x 1.42)

Having suite in white comprising of corner shower cubicle with chrome mixer shower, ceramic tiled floor, ceramic wall tiling, wash hand basin set in vanity unit with two base doors, low level flush wc, ladder style radiator, obscure UPVC double glazed window.

## First Floor

### Landing 8'5" max x 6'3" max (2.57 max x 1.92 max)

Having staircase to second floor, downlights to ceiling, understairs cupboard.

### Bedroom 2 (front) 12'1" x 11'8" (3.69 x 3.58)

Having PVCU double glazed window, radiator and fitted cupboard.

### Bedroom 3 (rear) 11'8" x 8'9" (3.58 x 2.69)

Having UPVC double glazed window, radiator, fitted linen cupboard with wall mounted fan assisted gas fired condensing combination (Valliant Ecotech 24) boiler.

### Shower Room 6'4" x 3'3" (1.94 x 1.01)

Having suite in white comprising of fitted shower cubicle with chrome mixer shower, waterfall head and side screen, wash hand basin in vanity unit with one base door, low level flush wc, porcelain tiled floor, ceramic wall tiling and extractor fan.

## Second Floor

### Landing 6'5" x 5'0" (1.98 x 1.53)

Having laminate floor, radiator and downlight to ceiling.

### Bedroom 1 (front) 11'8" max x 9'10" max (3.58 max x 3.02 max)

Having double glazed velux roof light, laminate floor, radiator and downlights to ceiling, beams to ceiling.

### En Suite Shower (rear) 8'3" x 6'3" (min) (2.53 x 1.93 (min))

Having suite in white comprising of corner walk in shower cubicle with chrome mixer shower with waterfall head, wash hand basin in vanity unit with two base doors finished in high gloss grey, low level flush wc, attractive tiled floor, chrome ladder style radiator, beam to ceiling, double glazed velux roof light.

## Outside

Enclosed low maintenance rear garden with side gated access, raised decking and water tap.

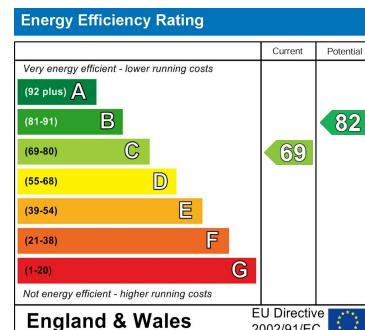
## Area Map



## Floor Plans



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.