



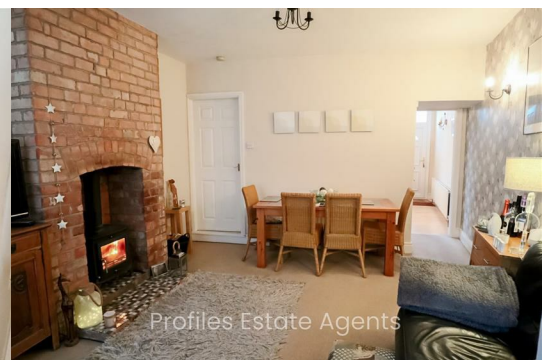
148 Factory Road

, Hinckley, LE10 0DS

Offers In The Region Of £175,000



An attractive spacious two double bed roomed two reception roomed end terraced house having the additional benefit of gas central heating, PVCu double glazing, fitted kitchen, modern spacious bathroom with shower, enclosed rear garden. The property is ideally located close to all local amenities to include local shops, schools and public transport services. The property is accessible for commuting to all major motor links such as the A5, M69, M1 and M6. VIEWING ESSENTIAL. NO CHAIN.



Attractive Lounge (front) 13'11" (into bay) x 14'6" (4.26 (into bay) x 4.42)

Having laminate floor, PVCU double glazed bay window, feature live gas fire, three wall light points, radiator.

Separate Dining Room (rear) 15'1" max x 14'6" (4.62 max x 4.42)

Having room sealed wood burner, radiator, PVCU double glazed window, two wall light points, smoke detector, radiator, smoke alarm.

Kitchen (rear) 16'4" x 5'7" (4.98 x 1.71)

Having stainless steel sink unit, range of base and wall units (five base, eight wall units), associated work surfaces, split level gas hob and electric fan assisted oven, extractor hood, wall mounted gas fired baxi central heating boiler, PVCu double glazed side window, UPVC double glazed door, tiled floor, radiator, downlights to ceiling.

First Floor

Landing 16'10" (max) x 9'11" (max) (5.15 (max) x 3.04 (max))

Having radiator, downlights to ceiling, smoke alarm.

Bedroom 1 (front) 14'6" x 12'0" (4.42 x 3.67)

Having UPVC double glazed window, radiator, downlights to ceiling, fitted wardrobes (four double, wall units and fitted dressing table)

Bedroom 2 (rear) 12'3" x 9'1" (3.74 x 2.78)

Having UPVC double glazed window, radiator, downlights to ceiling.

Modern Well Appointed Bathroom (rear) 12'10" x 5'7" (3.92 x 1.71)

Having full suite in White comprising of panelled. bath with electric shower, wash hand basin, low level flush wc, obscure UPVC double glazed window, ceramic wall tiling, downlights to ceiling, chrome heated towel rail, double central heating radiator, airing cupboard.

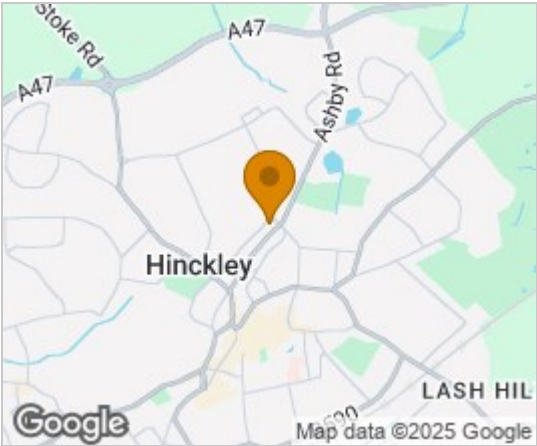
Outside

Walled Front Garden

Enclosed Rear Garden

Having pedestrian access, paved patio, established lawn and water tap.

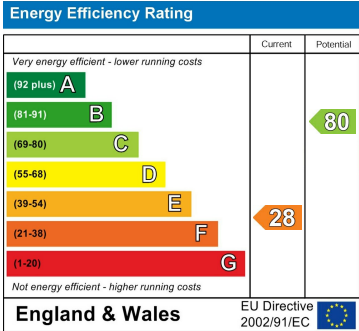
Area Map



Floor Plans



Energy Efficiency Graph



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