



49 Factory Road

, Hinckley, LE10 0DW

Offers In The Region Of £225,000



A 2.5 storey, three bedroomed, deceptively spacious end modern town house. The property has the benefit of PVCu double glazing, gas fired central heating (combination boiler)), modern kitchen, guest cloakroom, spacious lounge /dining room, 3 double bedroom, bathroom with shower, 2 allocated secure car parking spaces, enclosed walled garden and front garden.

The property is ideally located close to all local amenities and within walking distance of Hinckley town centre.

Conveniently located for commuting to all major road links such as the A5, M69, M1 and M6.

MUST BE VIEWED.

NO CHAIN



Reception hall 19'7" x 10'11" (max). (5.98 x 3.34 (max).)

PVCu double glazed door, radiator, staircase with spindle balustrade , under stairs cupboard and mains smoke detector.

Guest cloakroom 6'0" x 3'2" (1.83 x 0.97)

PVC obscure double glazed window, radiator, pedestal wash hand basin, wash hand basin and obscure PVCUdouble glazed window.

Kitchen (front) 9'2" x 6'11" (2.80 x 2.12)

PVCu double glazed window, 1 ½ bowled stainless steel sink unit, range of base and wall units (six base units and four wall units), split level gas hob and electric (fan assisted) oven, extractor fan and plumbing for washing machine.

Lounge/dining room (rear) 15'5" x 11'0" (4.70 x 3.37)

PVCu double glazed French doors and radiator.

Landing

PVCu double glazed side window and staircase with balustrade.

Bathroom (side) 7'7" x 6'1" (2.32 x 1.87)

PVCu double glazed window, radiator, full suite in white, panelled bath with mixer shower and screen, wash hand basin, low flush w.c, down lights to ceiling and shaver point.

Bedroom 1 (front) 10'11" x 9'2" (3.33 x 2.79)

PVC double glazed windows and radiator,

Bedroom 2 (rear) 11'9" (max) x 11'0" (3.60 (max) x 3.37)

PVC double glazed windows and radiator,

Second floor landing

Mains smoke detector.

Bedroom 3 (rear) 10'11" x 9'0" (3.33 x 2.74)

Having restricted head height, twin double glazed velux roof lights, central heating radiator.

Store room / potential study. 9'11" (max) 8'10" (max) (3.03 (max) 2.71 (max))

Having light point,

Outside

Low maintenance front garden with paved path and outside light point.

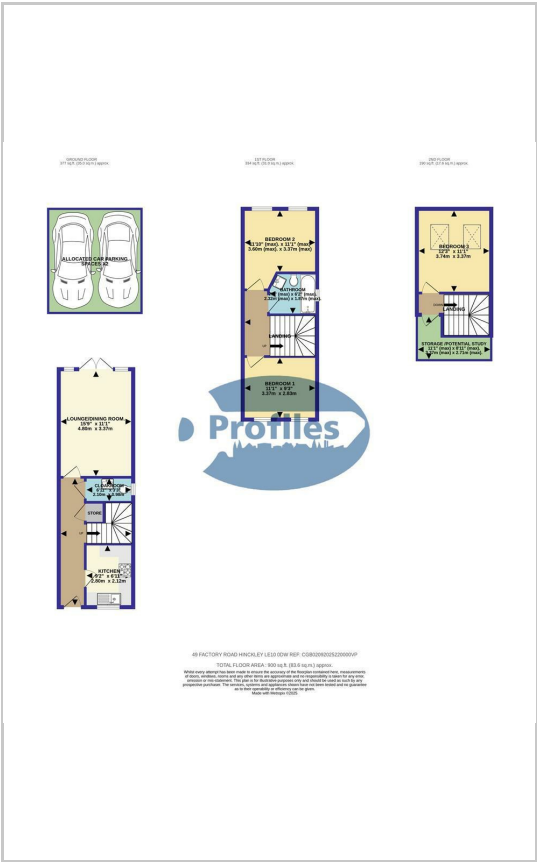
Enclosed walled rear garden, paved patio and side gated access.

Two allocated car parking spaces.

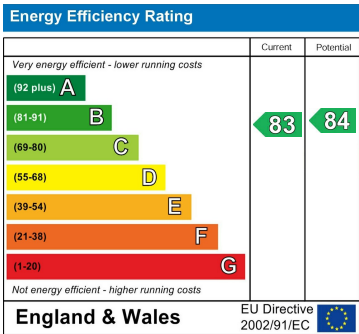
Area Map



Floor Plans



Energy Efficiency Graph



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