



## 67 Thornycroft Road

, Hinckley, LE10 1BG

Offers In The Region Of £162,000



A end terraced 2 double bedroom house. The property has 2 reception rooms, kitchen, bathroom with shower and enclosed patio rear garden. Additional benefits of PVCu double glazing, electric panel heating and a 'Ideal Instinct 2' gas boiler currently only connected to one radiator within the bathroom, Ideally located within walking distance of Hinckley town centre and all local amenities.

The property is within easy commuting distance of all major road links such as the A5, M69, M6 and M1.

NO CHAIN!



## Lounge (front). 13'6" x 11'2". (4.13 x 3.42.)

Room sealed gas fire, with a raised hearth, electric heater, PVCu double glazed window and composite double glazed front door.

## inner hallway. 3'5" x 2'8". (1.05 x 0.83.)

Understairs cupboard.

## Dining room (rear). 12'11" x 11'8". (3.94 x 3.56.)

Feature live gas fire in an attractive surround, staircase, PVCu double glazed window and coving.

## Kitchen (rear). 12'3" x 6'0". (3.74 x 1.83.)

Stainless steel sink, range of base and wall units (6 base and 4 wall) finished in high gloss, associated work surfaces, ceramic tiled floor, electric panel heater, obscure PVCu double glazed door and PVCu double glazed window.

## First floor landing.

With a wall mounted gas convector heater.

## Bedroom 1 (rear). 13'1" x 11'8". (4.01 x 3.56.)

Twin PVCu double glazed windows, fitted double wardrobe and electric panel heater.

## Bedroom 2 (rear). 12'3" x 11'8". (3.75 x 3.56.)

PVCu double glazed window and fitted double wardrobe.

## Spacious bathroom (rear). 12'9" x 6'0". (3.89 x 1.83.)

Full suite in white, panel bathroom, wash hand basin in vanity unit, low flush wc, fitted double cupboard with radiator and ceramic tiling.

## Outside.

Enclosed patio garden.

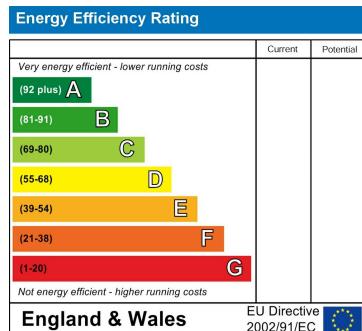
## Area Map



## Floor Plans



## Energy Efficiency Graph



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