



68 John Street, Hinckley, LE10 1UY

Offers Around £475,000



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\*\*\* TRADITIONAL SIZED CHARACTER HOME WITH POTENTIAL ANNEXE LIVING SPACE \*\*\* RH Homes and Property are delighted to offer this nicely presented traditional sized family home, which retains many original character features whilst being extensively extended and updated. Briefly comprising an Entrance Hall, Lounge, Dining Room, Kitchen, Conservatory, Utility Room, Study, Lobby, Downstairs Bedroom/Sitting Room, Downstairs Wet Room, Landing, Three Bedrooms, WC, and Family Bathroom. The property is set back in a popular town centre location offering ample off road parking, and excellent traditional sized (Approx. 180ft) rear gardens. The property also benefits from two gas central heating systems for the front and rear extension (annexe) of the property, security cameras and monitored alarms, being recently re-roofed, damp-proof course, and re-rendered, chimneys recently inspected and re-pointed, and UPVC double glazed windows throughout. Viewing highly recommended to fully appreciate the character, traditional sizes, and features available.

Council Tax - D

#### Entrance Hall

8'10 x 9'10 (2.69m x 3.00m)

Having original Parquet flooring, radiator, under stair cupboard, and UPVC circular double glazed window and composite door to the front aspect.

#### Lounge

12'11 x 15'7 (into bay) (3.94m x 4.75m (into bay))

Having a continuation of original Parquet flooring, a feature electric fire set in wood/marble surround with marble hearth, decorative coving and picture rail, and UPVC double glazed bay window to the front elevation.

#### Kitchen

9'10 x 13'10 overall (3.00m x 4.22m overall)

Being rectly refitted with a good range of Howdens wall and base level units with granite working surfaces over and tiled splash backs, an inset composite sink and drainer with mixer spray hose, five ring induction hob with hood over, eye level double oven, integrated dishwasher, Karndean flooring, UPVC double glazed window to the sized, and wood window and door to the rear conservatory and rearl annexe accommodation.

#### Dining Room

12'11 x 13'10 (3.94m x 4.22m)

Having a feature brick fireplace with oak wood beam, radiator, two UPVC double glazed windows and wooden door leading to the rear annexe accommodation.

#### Conservatory

8'8 x 14'3 (2.64m x 4.34m)

Having tiled flooring, matching granite worktop breakfast bar, radiator, and UPVC double glazed windows and door to the rear gardens.

#### Utility

8'4 x 9'1 (2.54m x 2.77m)

Having a good range of wall and base level units with working surfaces over, an inset stainless steel circular sink, radiator, Worcester boiler (for the rear extension), extractor, UPVC double glazed window to the front, and door to the side elevations.

#### Study

8'5 x 19'8 (2.57m x 5.99m)

Having a radiator and UPVC windows to the rear and side aspects.

#### Lobby

6'0 x 7'4 (1.83m x 2.24m)

With further matching Howdens base level units and granite work surface over, Karndean flooring, loft access, and UPVC double glazed window to the side elevation.





#### **Downstairs Bedroom/Sitting Room**

12'9 x 18'1 (3.89m x 5.51m)

Having two radiators, UPVC double glazed window to the side elevation and double glazed sliding doors opening onto the rear garden patio.

#### **Wet Room**

5'11 x 7'4 (1.80m x 2.24m)

Having a three piece white suite of walk-in electric shower, low flush WC, and wash hand basin, full wet room surround and flooring, extrantor, and heated chrome towel rail.

#### **Landing**

With airing and overhead storage cupboards and loft access (with ladder and full boarding).

#### **Bedroom One**

13'0 x 12'11 (3.96m x 3.94m)

Having a range of fitted wardrobes, decorative original cast iron fireplace, radiator, and UPVC double glazed window to the front aspect.

#### **Bedroom Two**

13'0 x 13'11 (3.96m x 4.24m)

With a range of mirror fronted fitted wardrobes, radiator, and UPVC double glazed window to the rear elevation.

#### **Bedroom Three**

9'11 x 7'8 (3.02m x 2.34m)

Having a radiator, and UPVC double glazed window to the rear aspect.

#### **WC**

8'11 x 4'4 overall (2.72m x 1.32m overall)

With a two piece white suite comprising low flush WC and wash hand basin, laminate flooring, storage cupboards, and a UPVC double glazed window to the front elevation

#### **Family Bathroom**

5'7 x 5'10 (1.70m x 1.78m)

Having a three piece white suite of bath with electric shower over and wash hand basin, part tiled surround, radiator, and UPVC double glazed window to the side aspect.

#### **Outside**

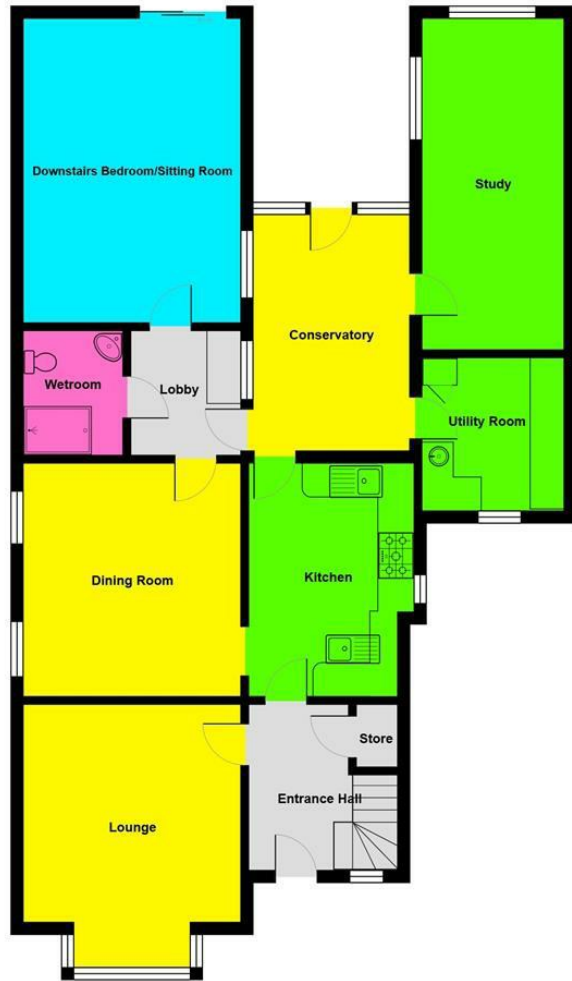
To the front is a traditional sized block paved front and side adjacent driveway allowing for off road parking for multiple vehicles.

To the rear is an excellent traditional size garden area (Approx 180ft in length) with a slabbed patio leading onto a pathway through three lawned garden areas. Along the way there is a timber summer house (with power and lighting), established tree, hedge, and shrub borders and beds, pond, soft fruits and vegetable patch, two greenhouses and timber shed, and a dove cote/hen house at the very foot of the garden.

#### **Plot Photo**

The aerial plot image is for approximate example outline only. All prospective buyers are encouraged to view to further understand the outline for the plot of the home.

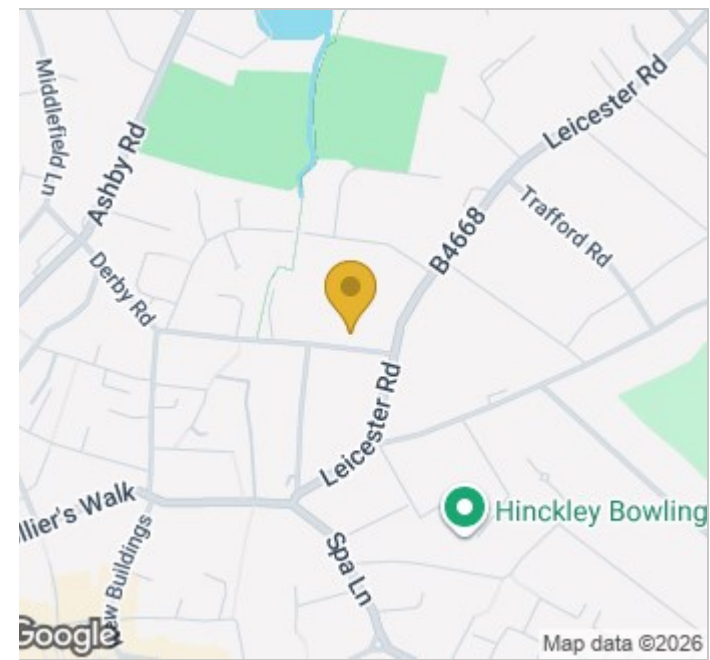
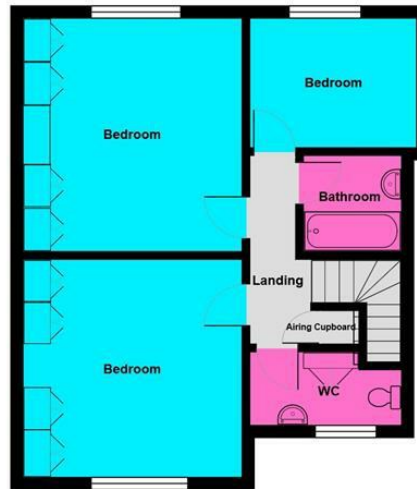




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Total Area: 181.1 m<sup>2</sup> ... 1950 ft<sup>2</sup>

All measurements are approximate and for display purposes only



## Viewing

Please contact our RH Homes and Property Office on 01455 633244 if you wish to arrange a viewing appointment for this property or require further information.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>65</b>	<b>76</b>
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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