



# 102 Hinckley Road

Burbage, Hinckley, LE10 2AH

Offers In The Region Of £168,000



A cottage style mid terraced three bedroomed house having the additional benefits of gas central heating (combination boiler), PVCu double glazing, two reception rooms, kitchen, bathroom with shower, larger than average established rear garden, enclosed front garden.

The property is situated in a popular and sought after location close to all local amenities and within commuting distance of A5, M69, M6 and M1. NO CHAIN



**Lounge (front) 14'5" (into bay) x 11'1" (4.41 (into bay) x 3.40)**

Having open hearth fire with quarry tiled hearth, polished wooden floor, radiator, georgian style hardwood front door, coving.

**Inner Hallway 2'11" x 2'11" (0.89 x 0.89)**

Having understairs storage cupboard.

**Dining Room (rear) 11'9" x 11'1" (3.60 x 3.40)**

Having polished wooden floor, rear door, radiator, staircase to first floor.

**Kitchen (rear) 12'10" x 6'0" (3.92 x 1.85)**

Being dual aspect and having Belfast sink, range of base and wall units (3 base and 3 wall), solid oak work surfaces, plumbing for washing machine, PVCu double glazed windows to side and rear, wall mounted fan assisted gas fired combination boiler (Ideal Instinct 24), downlights to ceiling.

**First Floor 15'5" x 2'9" (4.71 x 0.84)**

Having staircase to second floor

**Bedroom 1 (front) 11'10" x 11'1" (3.61 x 3.40)**

Having PVCu double glazed window, fitted cupboard, radiator, picture rail.

**Bedroom 2 (rear) 9'6" x 8'6" (2.91 x 2.60)**

Having PVCu double glazed window, radiator

**Bathroom (rear) 9'6" x 6'0" (2.91 x 1.85)**

Having full suite in white comprising of free standing bath with chrome mixer shower and waterfall shower head, wash hand basin, low level flush wc, chrome ladder style radiator, shaver point, ceramic tiled floor, coving.

**Second Floor**

**Bedroom 3 14'5" max x 11'1" max (4.40 max x 3.40 max)**

Having double glazed vellux roof lights to front and rear, radiator, spindle balustrade.

**Outside**

**Enclosed Front Garden**

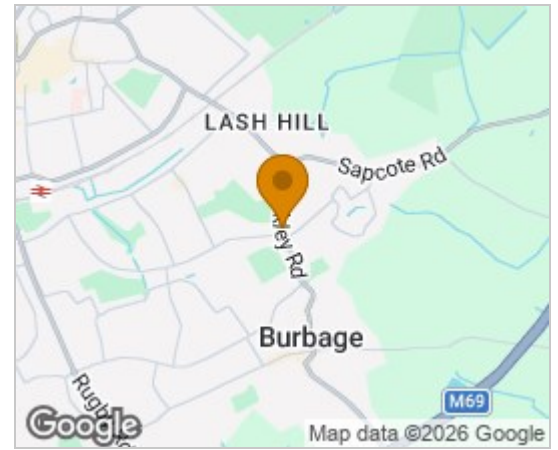
**Rear Yard**

Having pedestrian rights of access

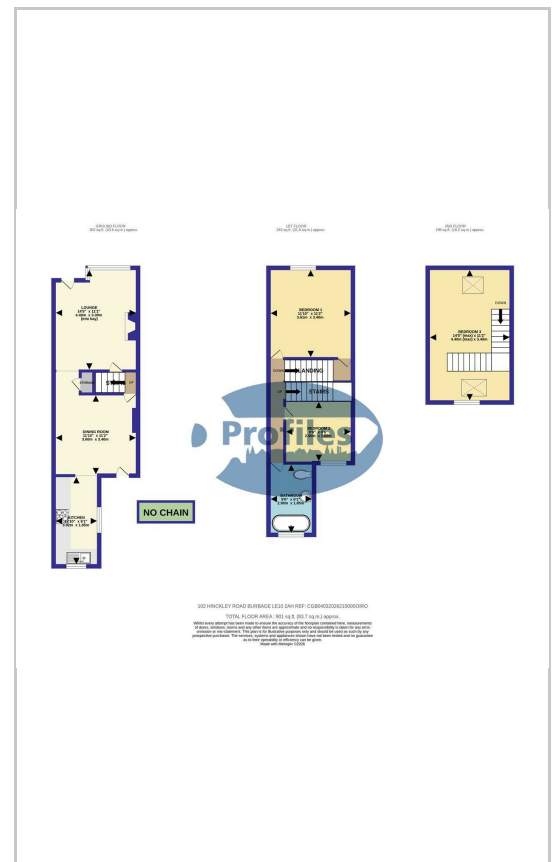
**Enclosed Rear Garden Some 100 ft in Length**

Having decking, established lawn, further garden area beyond and garden shed.

**Area Map**



**Floor Plans**



**Energy Efficiency Graph**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		52	70
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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