



2 Orchard Street, Hinckley, LE10 1DZ
£294,950



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RH Homes are delighted to offer to market this superbly presented and character restored end townhouse, situated in a prime central location within the town of Hinckley. The property has been vastly improved and restored to tasteful original-style features by its current owner whilst still offering traditional room sizes, fire places and ceiling heights for character feel. The house briefly comprises an Entrance Hallway, Lounge, Dining Room, Kitchen, Downstairs WC, first floor Landing, Three Double Bedrooms, and a refitted Family Bathroom, with stairs up to a Loft Room. The property also benefits from side and rear courtyard gardens, UPVC double glazing & gas central heating throughout, and a driveway for off road town centre parking. Viewing strongly recommended to fully appreciate the size and tasteful finishes the the home.

Council Tax - B

Entrance Hall

7'4 x 12'3 overall (2.24m x 3.73m overall)

With original Parquet flooring, radiator, UPVC double glazed window to the side elevation and traditional wood door to the front elevation.

Lounge

12'0 x 12'3 (3.66m x 3.73m)

With original wood flooring, focal point original cast iron fire place with a tiled hearth, radiator, and UPVC double glazed bow window to the front Elevation.

Dining Room

11'7 x 11'11 overall (3.53m x 3.63m overall)

With a feature wood burner set in attractive brick surround and tiled hearth, under stairs storage access, tiled flooring, decorative ceiling beams, and UPVC entrance door and double glazed bay window to the side elevation.

Kitchen

9' x 14'0 overall (2.74m x 4.27m overall)

Having tasteful Victorian base level units with working surfaces over, Georgian wall cupboard, inset Belfast sink and mixer tap with porcelain drainer, a five ring range cooker with hood over, original floor tiles, splashbacks, and UPVC double glazed window to the side aspect.

Lobby

Having a pantry, matte radiator, and composite door to the side aspect.

Downstairs WC

2'10 x 5'5 overall (0.86m x 1.65m overall)

Being tastefully refitted and decorated with two piece suite of low flush WC and circular glass wash hand basin, heated towel rail, tiled flooring and surround, and wood window to the rear aspect.





First Floor Landing

With built in storage shelving, radiator, and UPVC double glazed window to the side elevation.

Bedroom One

11'5 x 12'0 (3.48m x 3.66m)

Having original wood flooring, over stairs cupboard, radiator, and UPVC double glazed window to the front elevation.

Bedroom Two

9'0 x 14'9 overall (2.74m x 4.54m overall)

Having original wood flooring, radiator, and UPVC double glazed windows to the side and rear aspects.

Bedroom Three/Office

7'1 x 11'11 overall (2.16m x 3.63m overall)

With wood glazed double doors to the side landing entrance.



Family Bathroom

8'3 x 12'0 overall (2.51m x 3.66m overall)

Being fitted with a four piece suite comprising bath with off tap hand held shower, thermostatic rainfall shower in a cubicle, low flush WC, and wash hand basin, full tiled surround, electric towel rail, extractor, loft hatch access, original wood flooring, and UPVC double glazed windows to the front and side aspects.



Loft Room

13'1 x 12'3 (3.99m x 3.73m)

With stairs from the first floor landing leading to a boarded loft room with power and lighting, ceiling skylight cylinder, Worcester combination boiler, and eves storage.

Outside

To the side aspect is a courtyard garden.

The rear of the property has a shared courtyard garden with original well pump feature, brick store, and stoned driveway allowing off road parking for multiple vehicles.

Note

Floor plan and overall measurements are taken as best possible reflection but viewing is advised for full understanding and appreciation.

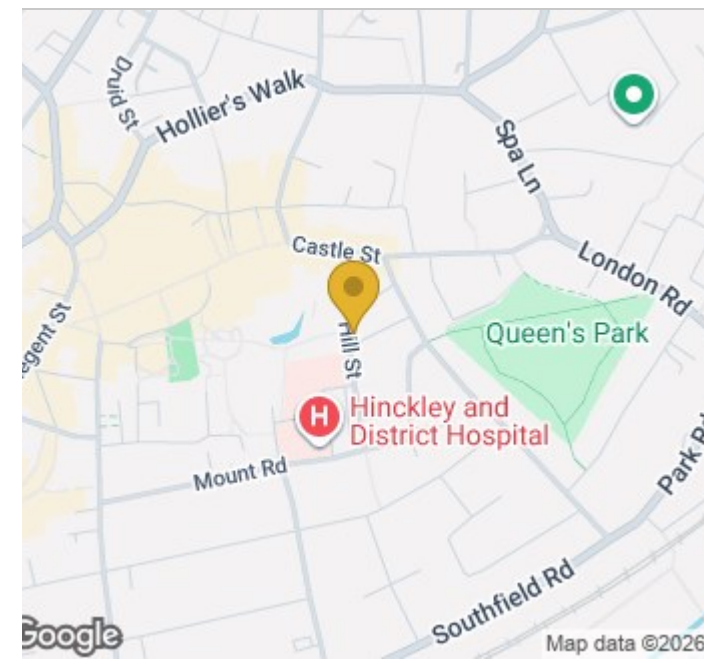
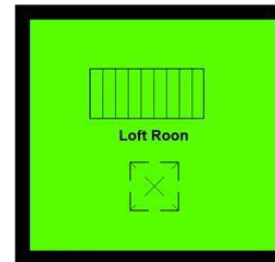




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Total Area: 122.7 m² ... 1320 ft²

All measurements are approximate and for display purposes only



Leaving the town centre in Hinckley along Station Road, take a left turning onto Mount Road, and continue along to the top, follow the curve of the road to the left onto the one way system onto Hill Street. The property is situated on the one way system on the right hand side (corner of Hill Street and Orchard Street). Easily identified by the RH Homes for sale board. For SATNAV users the postcode is LE10 1DZ.

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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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