



The Lawns, Hinckley, LE10 1DY
£1,300 Per Calendar Month



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RH Homes and Property are pleased to offer this renovated and refurbished traditional style house but with modern refurbishments and close to Hinckley Town Centre. Offering the best of both worlds, with town centre living, and excellent access to the town, college, shopping and cinema that Hinckley has to offer, whilst also being an ideal spot for access for the commuter routes around Hinckley and the green area at Queens Park just a hundred yards away. The property itself has been extensively refurbished with an air source heat pump, UPVC double glazing, refitted and extended Kitchen & Breakfast Area, a Lounge, Sitting Room, Downstairs Shower Room, First Floor with Two Double Bedrooms and Ensuite re-fitted Shower Room. There are stairs to a further Bedroom/Home Office or Dressing Room from stairs in Bedroom Two. The property also benefits from a parking area at the rear of the garden accessed from Gladstone Terrace, gardens to both the front and rear.

Viewing strongly recommended.

Council Tax - (Awaiting Hinckley & Bosworth BC)

Lounge

Sitting Room

Downstairs Shower Room

Kitchen & Breakfast Room

First Floor Landing

Bedroom

Ensuite Shower Room

Bedroom

Bedroom
(accessed from stairs from Bedroom Two)

Outside







Leaving Hinckley from the Office on Castle Street, head towards Spa Lane & London Road, turning right onto The Lawns heading on towards Queens Road. where the property is situated on the left hand side easily identified by the RH Homes & Property 'to let' board. For SATNAV users the postcode is LE10 1DY. For viewing and parking for the property continue past The Lawns turning, take the next on the right (opposite St Peters School) onto Gladstone Terrace, and there is parking/driveway at the bottom of the

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		
(82 plus) A		
(81-91) B		
(69-80) C	77	83
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

108 Castle Street, Hinckley, Leicestershire, LE10 1DD
 Tel: 01455 633244 Email: rharris@rhhomesandproperty.com
 www.rhhomesandproperty.com

