



13 The Lawns, Hinckley, LE10 1DY
£169,950



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RH Homes and Property are pleased to offer this traditional style and sized home close to Hinckley Town Centre. Offering the best of both worlds, with town centre living, and excellent access to the town, college, parks, shopping, and cinema that Hinckley has to offer, whilst also being an ideal spot for access for the commuter routes around Hinckley. The property itself briefly comprises an Entrance Hall, Open Plan Lounge & Dining Room, Kitchen, Landing, Two Double Bedrooms, and Family Bathroom. The property also benefits from gas fired central heating throughout and rear courtyard garden with brick stores.

Council Tax - A

Entrance Hall

14'7 x 2'11 (4.45m x 0.89m)

Door to the front elevation, radiator, and stairs to the first floor.

Lounge

26'0 into bay x 11'4 (open plan measurement) (7.92m into bay x 3.45m (open plan measurement))

Bay window to the front elevation, a focal point decorative fireplace with storage either side, and radiator.

It has a open plan access into the Sitting/Dining Area.

Sitting Room

UPVC double glazed window to the rear, Tudor style wood panelling along one wall, radiator, and useful understair store cupboard.

Kitchen

9'3 x 8'6 (2.82m x 2.59m)

Fitted with a good range of wall and base level units with working surfaces over and tiled splashbacks, an inset stainless steel sink and drainer, UPVC door and UPVC double glazed window to the side aspect.

Landing

12'0 x 5'2 (3.66m x 1.57m)

With balustrade staircase and access off to :

Bedroom One

12'11 x 11'6 plus robes (3.94m x 3.51m plus robes)

Window to the front elevation, six door fitted wardrobes and drawers, radiator.





Bedroom Two

12'0 x 9'2 (3.66m x 2.79m)

UPVC double glazed window to the rear elevation, and radiator.

Bathroom

9'8 x 8'5 (2.95m x 2.57m)

Having a three piece suite of bath with shower over and screen, low flush WC, and wash hand basin set in vanity shelving.

Radiator, an airing cupboard housing the central heating boiler and UPVC double glazed window to the rear aspect.



Exterior

The rear of the property has a rear slabbed courtyard with two brick storage units and a timber rear access from Orchard Street.



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All measurements are approximate and for display purposes only



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 right hand side easily identified by the RH Homes & Property 'to let' board. For SATNAV users the postcode is LE10 1DY.

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		
(82 plus) A		
(81-81) B		88
(69-80) C		
(55-68) D	70	
(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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