wards
Residential

37 Druid Street, Hinckley, LE10 1QG

£200,000 Offers over

Freehold

NO CHAIN AND ALLOCATED PARKING. A spacious two-bedroom end-of-terrace house in a popular and convenient location within walking distance of the town centre, the crescent, schools, doctors, dentists, Hollycroft Park, leisure centre, train and bus stations and good access to major road links. The accommodation briefly comprises an entrance hall, kitchen, living room/diner and WC to the ground floor, with two bedrooms and a family bathroom to the first floor. Externally, the property benefits from front and rear gardens, together with an allocated parking space to the rear. Further benefits include UPVC double glazing and gas-fired central heating.

Entrance Hall

Welcoming entrance hall with laminate flooring, understairs cupboard and stairs rising to the first floor. Provides access through to the main living accommodation.

Kitchen

2.86 x 2.42 Metres

Fitted with wooden wall and base units and contrasting laminate worksurfaces, electric oven, ceramic hob, stainless steel sink and drainer. Decorative tiled splash backs, plumbing for washing machine and space for a full-sized fridge freezer with tiled flooring and UPVC double glazed window to the front elevation.

Living Room

4.4 x 3.88 Metres

Bright and spacious living/dining area with laminate flooring, UPVC double glazed window to the front elevation, stairs to the first floor and access to the kitchen/breakfast room.

Landing

Access to the boarded and insulated loft with ladder.

Bedroom 1

4.4 x 3.52 Metres

Very large double room with fitted floor to ceiling wardrobes spanning the length of the bedroom for ample storage space. UPVC double glazed window to the rear elevation and carpeted flooring.

Bathroom

2.56 x 2.19 Metres

White three-piece suite comprising of a low flush WC, pedestal wash hand basin and a bath with shower over. Tiled around wet areas and flooring with UPVC double glazed window to the side elevation.

Bedroom 2

4.4 x 2.5 Metres

Good sized double room with laminate flooring and UPVC double glazed window to the front elevation.

Downstairs WC

2.24 x 0.95 Metres

Comprising low level WC and wash handbasin with splashback tiling, double glazed window to the side elevation and laminate flooring.

Outside

The front area is enclosed by metal railings with a matching pedestrian gate and a low-maintenance fore garden laid mainly with decorative gravel and small steps to the property. To the rear, the garden is a well-presented, low-maintenance space with a mix of paved patio areas, decorative gravel and an artificial lawn section. A built-in brick barbecue area and timber shed are included with the property. The garden is enclosed by timber fencing and includes gated access to an allocated parking space.

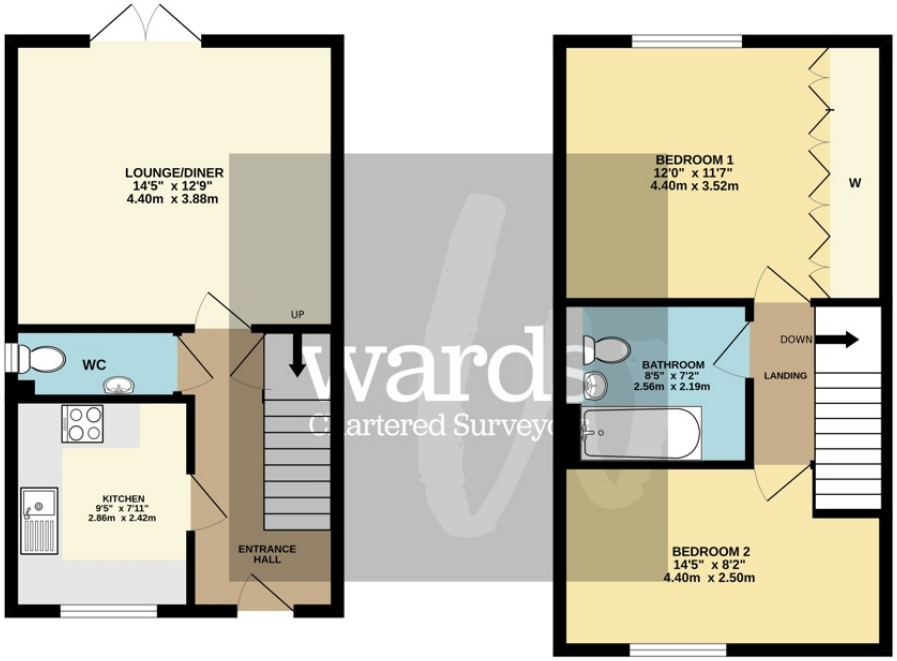
EPC Rating - C (77)

Council Tax Band - B

Call 01455 251771 to make an appointment to view this property

GROUND FLOOR
363 sq.ft. (33.7 sq.m.) approx.

1ST FLOOR
387 sq.ft. (35.9 sq.m.) approx.



TOTAL FLOOR AREA : 749 sq.ft. (69.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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