



## 17 Druid Street

, Hinckley, LE10 1QG

Offers In The Region Of £160,000



A tastefully decorated, deceptively spacious, modernised two double bed roomed inner terraced cottage style property with lawned rear garden, PVCu double glazing, gas fired central heating (combination boiler), modern kitchen and bathroom with shower.

The property is ideally located within walking distance of Hinckley town and close to all local amenities, including local shops, schools and regular public transport services.

MUST BE VIEWED.

NO CHAIN.



**Lounge (front) 10'11" x 10'11" (3.33 x 3.33)**

Feature fireplace with living flame gas fire, PVCu double glazed door, UPVC double glazed picture window, fitted double cupboard and double radiator.

**Inner hallway**

Having understairs recess.

**Breakfast Kitchen /dining room (rear) 3.33 x 3.33.**

1 ½ bowled stainless steel sink unit, range of attractive base and wall units comprising of seven base units and six wall units, one wine rack, (two wall units with glazed display fronts), associated bevel edged work surfaces and breakfast bar, cushion wooden laminate floor, PVCu double glazed picture window, central heating radiator, staircase off.

**Inner hallway.**

PVCu double glazed door and terrazzo tiled floor.

**Bathroom (rear) 10'3" x 6'4" (3.12 x 1.93)**

Full suite in white comprising of panelled bath with electric Triton shower, pedestal wash hand basin, low flush w.c, single central heating radiator, obscure PVCu double glazed window, wall mounted gas fired central heating boiler.

**First floor landing**

**Bedroom 1 (front) 11'4" x 11'2" (3.45 x 3.4)**

PVCu double glazed picture window, central heating radiator, fitted wardrobe,

**Bedroom 2 (rear) 11'1" x 10'10" (3.38 x 3.3)**

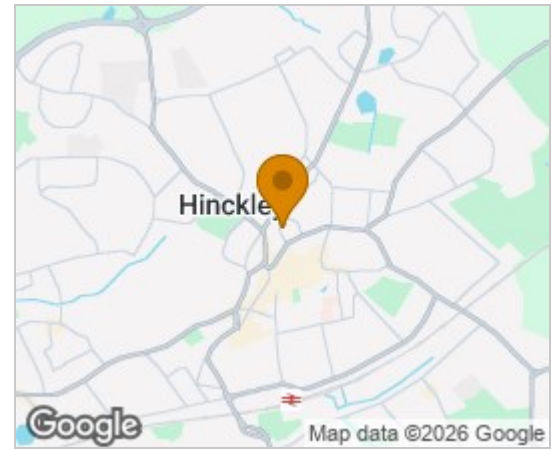
PVCu double glazed window, radiator and double cupboard with a wall mounted gas fired combination boiler.

**Outside**

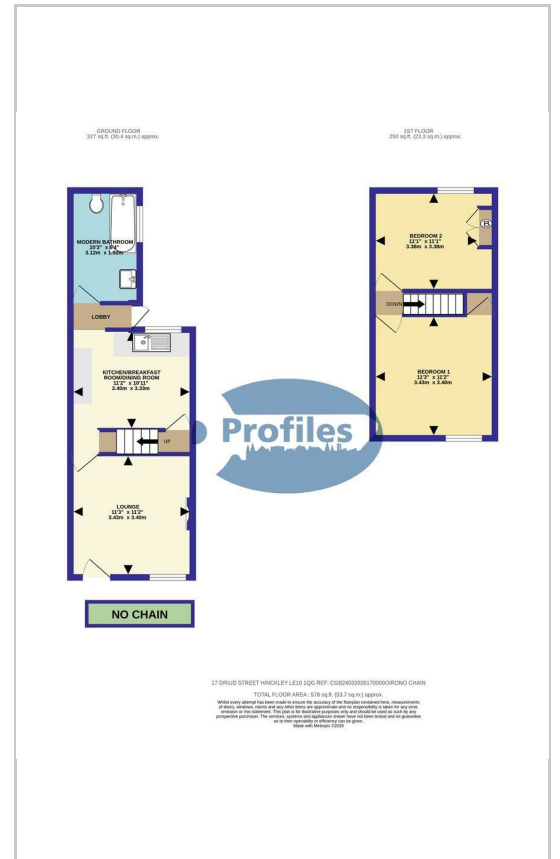
Enclosed rear garden with block paved patio, further patio area, established lawn, side access to front garden.

Enclosed front garden

**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		54	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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