



44 Hill Street, Hinckley, LE10 1DT  
£165,000

wards  
Residential

Freehold. NO CHAIN. A traditional two bedroom mid-terraced house with loft room situated in a popular location close to Hinckley town centre and Argents Mead. The accommodation briefly comprises: Ground Floor: Entrance Porch, Lounge, Dining Room, Kitchen, Shower Room and Conservatory. First Floor: two Bedrooms. Second Floor: Loft Room. Externally, there is a low maintenance garden to the rear and on street car parking to the front. Garage en bloc nearby. UPVC double glazing and storage heaters.

### Lounge

4.3 x 3.52 Metres

With gas fire, storage heater and UPVC double glazed bay window to front.

### Dining Room

3.8 x 3.53 Metres

With gas fire, storage heater, understairs cupboard and UPVC double glazed window to Conservatory.

### Kitchen

2.67 x 1.85 Metres

Fitted with a range of beech wood effect base and wall units with granite effect working surfaces over and stainless steel sink and drainer. Integrated double oven with electric hob and extractor over. Tiled floor and walls. UPVC double glazed window and door to Conservatory.

### Shower Room

2.17 x 1.87 Metres

Fitted with a three piece white suite comprising sink over vanity unit, low flush WC and electric shower in an enclosure. Towel rail and storage heaters. Immersion heater in a cupboard. UPVC double glazed window to side elevation.



## Conservatory

2.75 x 1.47 Metres

Beech wood effect wall unit and working surface, plumbing for a washing machine. UPVC double glazed door and window to the rear elevation.

## Bedroom One

3.66 x 3.53 Metres

UPVC double glazed window to the front and cupboard.

## Bedroom Two

3.11 x 3.54 Metres

UPVC double glazed window to the rear.

## Loft Room

6.69 x 3.24 Metres

UPVC double glazed window to the front.

## Outside

To the front elevation, there is a block paved front garden.

To the rear, the garden is around 70 foot in length and is predominantly paved with raised planted areas. The whole is enclosed by a mixture of timber and concrete fencing.

Additionally, there is a garage en bloc accessed further down Hill Street.

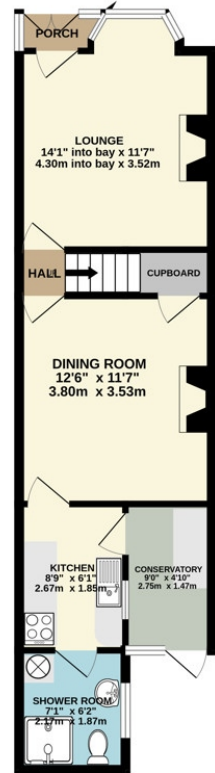
**EPC Rating - to be supplied**

**Council Tax Band - B**

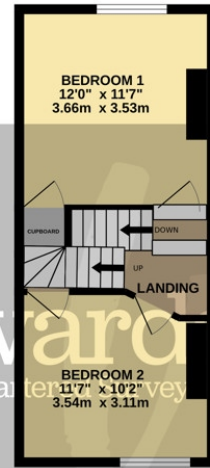
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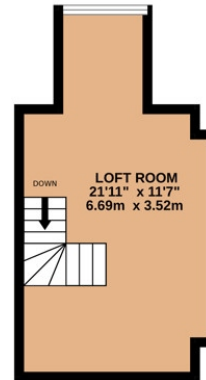
GROUND FLOOR  
467 sq.ft. (43.4 sq.m.) approx.



1ST FLOOR  
302 sq.ft. (28.1 sq.m.) approx.

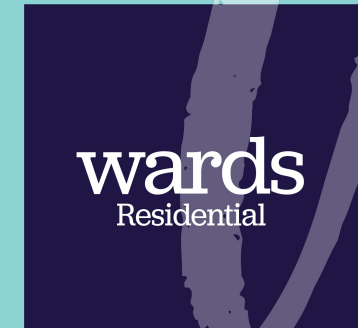


2ND FLOOR  
213 sq.ft. (19.8 sq.m.) approx.



TOTAL FLOOR AREA: 982 sq.ft. (91.2 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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