# 38 Factory Road

, Hinckley, LE10 0DR

## Offers In The Region Of £189,950

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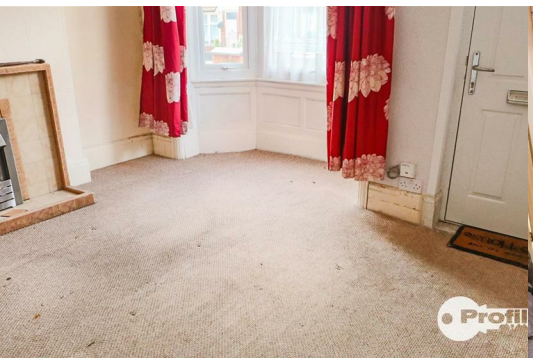
A traditional styled 3 bedroom, mid terraced house. The property has the benefit of gas central heating (condensing combination boiler), PVCu double glazing, 2 reception rooms, modern fitted shower room, kitchen, spacious inner lobby, established rear garden, enclosed front garden etc. The property has had a new roof.

Located within minutes walking distance of Hinckley's town centre and all local amenities, shops, GP's and schools.

Conveniently located for commuting to all major road links, such as the A5, M69, M1 and M6.

NO CHAIN



### Lounge (front) 13'7" (into bay) x 12'5" (4.15 (into bay) x 3.80)
Having walk in UPVC double glazed bay window, composite door, radiator, electric fire in surround with hearth.

### Inner Hallway 2'11" x 0'0",278'10" (0.90 x 0,85)
Having understairs cupboard, integrated full height shelving.

### Dining Room (rear) 12'5" x 12'0" (3.80 x 3.67)
Having PVCu double glazed window, radiator, electric fire in attractive surround with raised hearth.

### Inner Lobby 7'5" x 7'3" (2.27 x 2.23)
Having quarry tiled floor, obscure UPVC double glazed side door.

Walk in store cupboard (1.18 x 1.18 m) Obscure double glazed side window

### Kitchen (rear) 9'10" x 7'2" (3.02 x 2.20)
Having stainless steel sink unit, range of base and wall units (5 base and 3 wall), associated work surfaces, split level ceramic hob, electric (fan assisted) oven, extractor hood, wall mounted fan assisted gas fired condensing combination boiler (Ideal Logic Combi C30), ceramic wall and floor tiling, plumbing for washing machine, PVCu double glazed side window.

## First Floor

### Landing 23'5" (max) x 2'11" (min) (7.16 (max) x 0.89 (min))
Having radiator, roof void access

### Bedroom 1 (front) 14'6" x 11'8" (4.42 x 3.58)
Having PVCu double glazed window, radiator, fitted double wardrobe, coving.

### Bedroom 2 (rear) 12'1" x 11'1" (3.69 x 3.40)
Having fitted double wardrobe, PVCu double glazed window, radiator.

### Bedroom 3 (raear) 10'0" x 7'3" (3.06 x 2.21)
Having UP VC double glazed window, radiator.

### Modern Shower Room (side) 7'6" x 4'2" (2.29 x 1.29)
Having fitted shower cubicle with mixer shower, wash hand basin in vanity unit, low level flush wc, obscure UPVC double glazed side window, chrome ladder style radiator, extractor fan.

## Outside

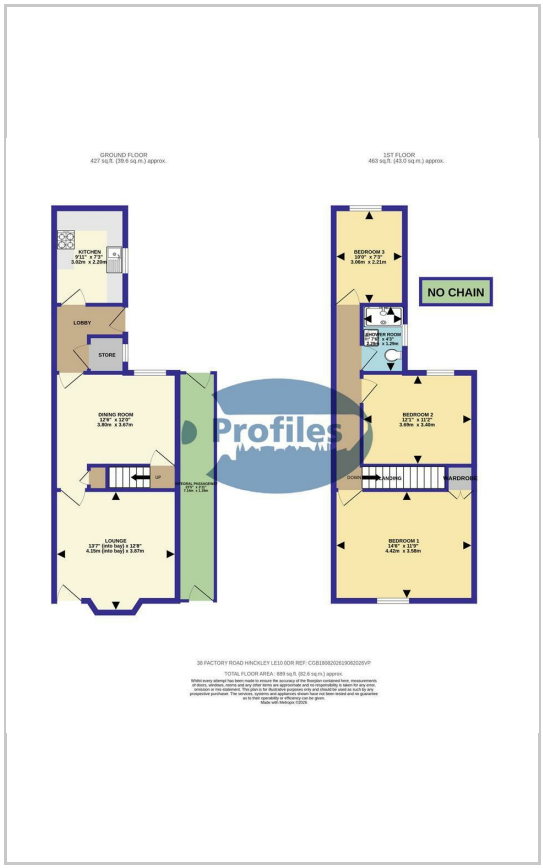
## Walled Foregarden

## Side Integral Passageway

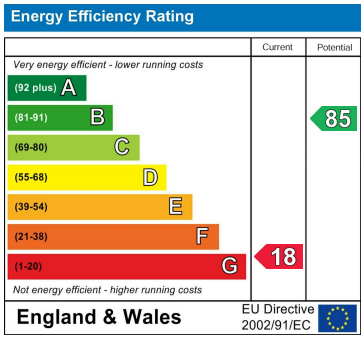
## Enclosed Established Rear Garden
Having pedestrian access.

## Area Map

## Floor Plans




## Energy Efficiency Graph

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