102 Hinckley Road

Burbage, Hinckley, LE10 2AH

Offers In The Region Of £168,000

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A cottage style mid terraced three bedroomed house having the additional benefits of gas central heating (combination boler), PVCu double glazing, two reception rooms, kitchen, bathroom with shower, larger than average established rear garden, enclosed front garden.

The property is situated in a popular and sought after location close to all local amenities and within commuting distance of A5, M69, M6 and M1. NO CHAIN

Lounge (front) 14'5" (into bay) x 11'1" (4.41 (into bay) x 3.40)
Having open hearth fire with quarry tiled hearth, polished wooden floor, radiator, georgian style hardwood front door, coving.

Inner Hallway 2'11" x 2'11" (0.89 x 0.89)
Having understairs storage cupboard.

Dining Room (rear) 11'9" x 11'1" (3.60 x 3.40)
Having polished wooden floor, rear door, radiator, staircase to first floor.

Kitchen (rear) 12'10" x 6'0" (3.92 x 1.85)
Being dual aspect and having Belfast sink, range of base and wall units (3 base and 3 wall), solid oak work surfaces, plumbing for washing machine, PVCu double glazed windows to side and rear, wall mounted fan assisted gas fired combination boiler (Ideal Instinct 24), downlights to ceiling.

First Floor 15'5" x 2'9" (4.71 x 0.84)
Having staircase to second floor

Bedroom 1 (front) 11'10" x 11'1" (3.61 x 3.40)
Having PVCu double glazed window, fitted cupboard, radiator, picture rail.

Bedroom 2 (rear) 9'6" x 8'6" (2.91 x 2.60)
Having PVCu double glazed window, radiator

Bathroom (rear) 9'6" x 6'0" (2.91 x 1.85)
Having full suite in white comprising of free standing bath with chrome mixer shower and waterfall shower head, wash hand basin, low level flush wc, chrome ladder style radiator, shaver point, ceramic tiled floor, coving.

Second Floor

Bedroom 3 14'5" max x 11'1" max (4.40 max x 3.40 max)
Having double glazed vellux roof lights to front and rear, radiator, spindle balustrade.

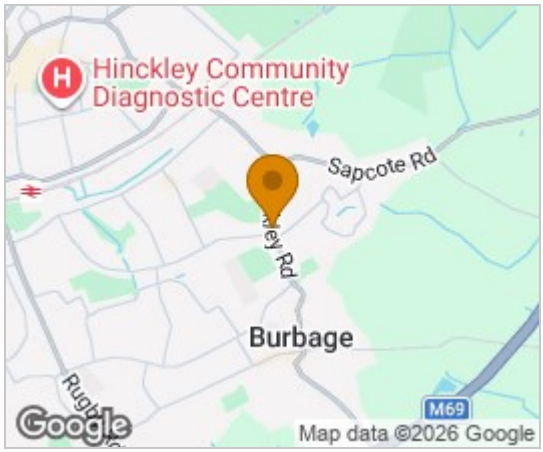
Outside

Enclosed Front Garden

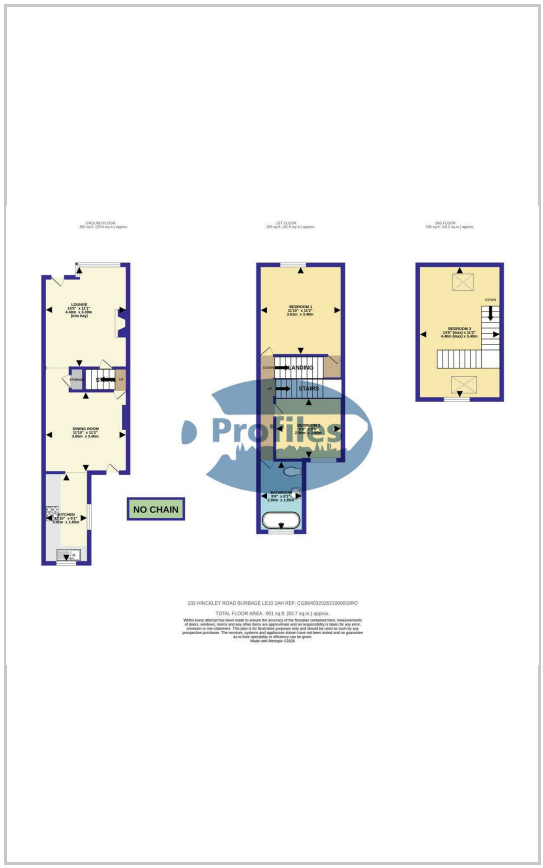
Rear Yard
Having pedestrian rights of access

Enclosed Rear Garden Some 100 ft in Length
Having decking, established lawn, further garden area beyond and garden shed.

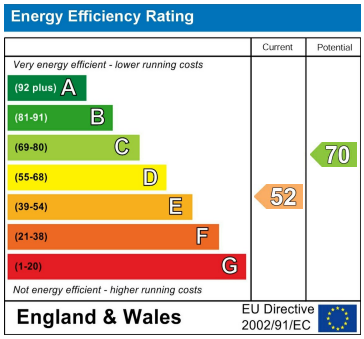
Area Map



Floor Plans



Energy Efficiency Graph



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