



12 Merry Hurst Place, Hinckley, LE10 0FG  
£200,000



Freehold

No Chain. A two bedrooomed mid townhouse situated on a popular residential development in the town of Hinckley with good access to both the A5 and M69. The accommodation comprises of an Entrance Hallway, Downstairs w.c., Lounge, Kitchen. First Floor Landing, Two Double Bedrooms and Bathroom. With a Garage and parking, Front and Rear Gardens. Gas fired central heating and UPVC double glazing.

### **Entrance hall**

With a part glazed door to the front elevation, radiator, and stairs off to the first floor.

### **Lounge**

**4.77 x 3.85 Meters**

With a UPVC double glazed door and windowed side panels, two radiators, TV ariel point, and an understairs store cupboard.

### **Kitchen**

**2.99 x 1.72 Meters**

Fitted with a good range of modern wall and base level units with working surfaces over and tiled splashbacks, with an inset sink and drainer, electric oven and gas hob. Housing a wall mounted central heating boiler, plumbing for a washing machine, and UPVC double glazed window to the front elevation.



## First floor landing

With loft access hatch, and access off to:

### Bedroom One

**3.18 x 3.08 Meters**

UPVC double glazed window to the rear elevation, built in double wardrobes and radiator.

### Bathroom

**1.84 x 1.68 Meters**

Having a three piece white suite comprising a low level wc, wash hand basin and a bath, with tiling around wet areas, a radiator, and extractor fan.





### **Bedroom Two**

**3.85 x 2.84 Meters**

UPVC double glazed window to the front elevation, an airing cupboard, and radiator.



### **Downstairs w.c.**

**1.79 x 0.84 Meters**

Having a two piece suite comprising a low level wc and wash hand basin, with tiled splashbacks and a radiator.

## Outside

The house has a driveway and single garage with an up and over door, offset to the side. The rear garden is predominantly laid to lawn, with a patio area adjacent to the dwelling, the whole being enclosed with a mixture of hedging and timber fencing.

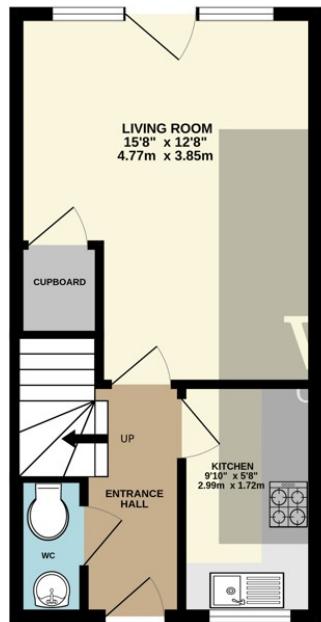
**EPC Rating - C (69)**

**Council Tax Band - B**

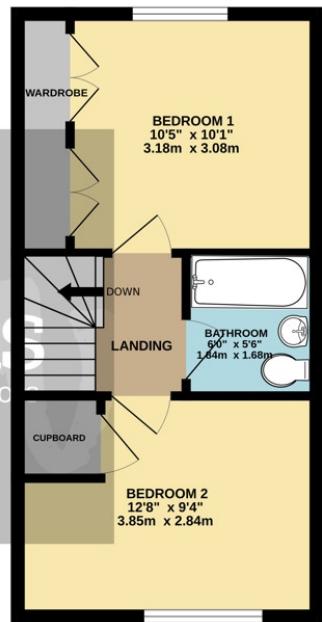
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GROUND FLOOR



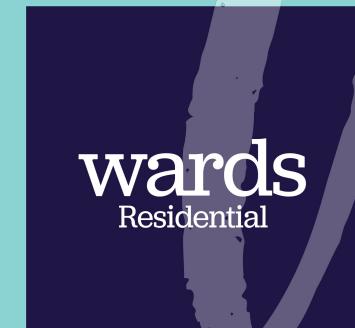
1ST FLOOR



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