



34 John Nichols Street

, Hinckley, LE10 0LD

Offers In The Region Of £225,000



A traditional, 3 bedroom tastefully decorated semi detached house. The property has the additional benefits of gas central heating (condensing combination boiler), PVCu double glazing, attractive lounge, spacious modern breakfast /kitchen/dining room, luxury bathroom with mixer shower, front garden with driveway, side driveway, established picturesque rear garden etc..

The property is ideally located close to all local amenities, including, local shops, schools and regular transport services.

All major road links, such as the A5, M69, M1 and M6 are within reasonable commuting distance from the property..

MUST BE VIEWED.

NO CHAIN.



Reception hall. 4'2" x 3'10". (1.29 x 1.19.)
Obscure PVCu double glazed door and radiator.

Attractive lounge (front). 13'9" (max) x 11'3" (max). (4.2m (max) x 3.44 (max).)

PVCu double glazed window, radiator, laminate floor and room sealed gas fire.

Spacious modern breakfast kitchen/dining room (reamed 16'0" x 14'5" (max). (4.88 x 4.40 (max).)

Stainless steel sink, range of attractive base and wall units (7 base and 2 wall) finished in high gloss white, associated work surfaces, integral breakfast bar, PVCu double glazed windows, laminate floor, under stairs cupboard with PVCu double glazed side window, radiator, plumbing for a washing machine and a wall mounted gas fired ideal esprit eco condensing combination boiler.

First floor landing. 8'9" (max) x 6'10" (max). (2.67 (max) x 2.09 (max).)

PVCu double glazed window, roof void access, and smoke alarm.

Modern bathroom (front). 6'2" x 5'6". (1.89 x 1.69.)

Full suite in white, panel bath with an electric shower, wash hand basin and wc, ladder style radiator, extractor fan and obscure PVCu double glazed window.

Bedroom 1 (front). 11'6" x 9'10". (3.51 x 3.02.)

PVCu double glazed window and radiator.

Bedroom 2 (rear). 11'0" x 8'11". (3.37 x 2.74.)

PVCu double glazed window and radiator.;

Bedroom 3 (rear). 7'8" x 6'6"; 62'4" (2.35 x 2.19.)

PVCu double glazed window and radiator.

Outside.

Front garden with double width driveway, additional parking is available to the side of the property.

Enclosed picturesquely established rear garden, with lawn, patio area and gated side access

5
Brick store.

Timber shed.

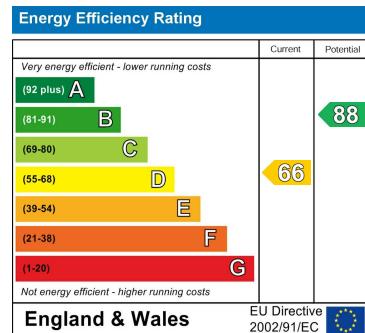
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.