



## 96 Druid Street

, Hinckley, LE10 1QQ

£600 Per Month



An immaculately presented modern ground floor studio apartment, ideally located close to all local amenities, including local shops, schools and regular public transport services. Hinckley town centre is within walking distance of the property.

Additional benefits of modern high retention night storage heater, PVCu double glazed, modern fitted kitchen, modern shower room, inner lobby and spacious lounge/dining room/ bedroom.

The property is accessible for commuting to all major road links such as the M69, M1, M6 and A5.

VIEWING ESSENTIAL.



### Reception hall/porch.

Obscure PVCu double glazed door and obscure PVCu double glazed side window.

### Spacious lounge/dining room/bedroom (front). 13'1" x 9'10". (4.01 x 3.02.)

PVCu double glazed window, laminate floor, high retention modern night storage heater with feeder tariff and dehumidifier.

### Fitted modern kitchen. (rear). 10'3" x 5'11". (3.14 x 1.82.)

Stainless steel sink unit, range of base and wall units (3 base and 2 wall), associated work surfaces, ceramic tiled floor, ceramic wall tiling, fitted washing machine, split level ceramic hob, electric fan assisted oven, extractor hood, fitted fridge and freezer and PVCu double glazed window.

### Modern shower room (rear). 6'9" x 5'6". (2.08 x 1.68.)

Suite in white, fitted shower cubicle with an electric shower, wash hand basin and low flush wc, obscure PVCu double glazed window, ceramic tiled floor and extractor hood.

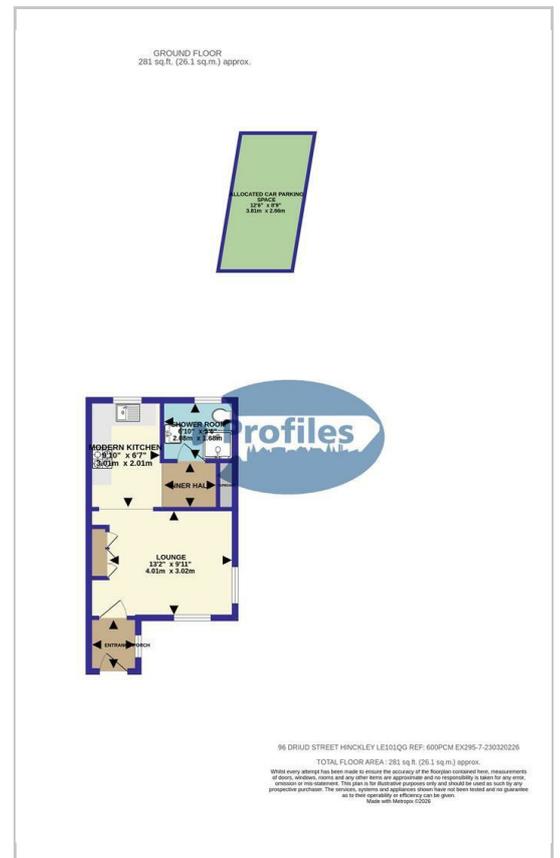
### Outside.

Allocated rear car parking space.

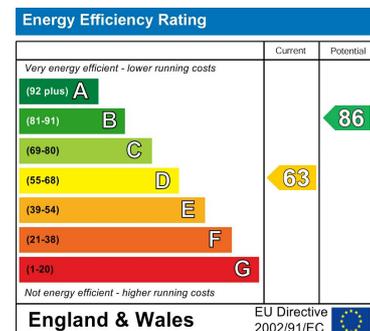
### Area Map



### Floor Plans



### Energy Efficiency Graph



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