



122 Ferness Road, Hinckley, LE10 0SE  
£220,000

wards  
Residential

Freehold

NO CHAIN. A well presented three bedroom semi-detached house in a convenient location in Hinckley, in close proximity to schools, local amenities, bus routes and the A47 and A5/M69 thereafter. The accommodation briefly comprises: Ground Floor: Storm Porch & two external stores, Entrance Hall, Kitchen/Diner, Lounge and WC. First Floor: Three Bedrooms, Study and Bathroom. Externally, there are front and rear gardens, both predominantly laid to lawn and an car allocated parking space. UPVC double glazing and gas fired central heating.

### Entrance Hall

3.52 x 1.9 Meters

With UPVC front door, solid oak flooring, understairs cupboard and radiator.

### Kitchen/Diner

5.97 x 3.39 Meters

A great entertaining space being fitted with an excellent range of modern base and wall units, finished in white gloss, with grey wood effect working surfaces over and inset 1½ stainless steel sink and drainer. There are a range of integrated appliances, including an electric single oven, four ring gas hob with chrome hood over and plumbing for a washing machine. UPVC double glazed window to the front elevation and UPVC double glazed french doors to the rear, leading out into the gardens and providing plenty of natural light. Solid oak flooring, built in storage cupboard and radiator.

### Lounge

4.06 x 3.66 Meters

UPVC double glazed window to the rear elevation providing excellent natural light, wall mounted contemporary flame effect electric fire and radiator.



### **Master Bedroom**

**4.06 x 2.59 Meters**

UPVC double glazed window to the rear elevation and radiator.

### **Bedroom Two**

**4.09 x 2.49 Meters**

UPVC double glazed window to the rear elevation and radiator.

### **Bedroom Three**

**3.14 x 1.84 Meters**

UPVC double glazed window to the rear elevation and radiator.





## **Bathroom**

**2.62 x 1.78 Meters**

With three piece white suite comprising low flush WC, wash hand basin and a bath with shower over. Ceramic tiling throughout, UPVC double glazed window to the front elevation and one radiator.

## **WC**

**1.4 x 1.03 Meters**

White two piece suite comprising low flush WC and corner wash hand basin. Oak wooden flooring and UPVC double glazed window to the front elevation.

## **Study**

**1.83 x 1.35 Meters**

Ideal study or storage room. UPVC double glazed window to the front elevation and radiator.



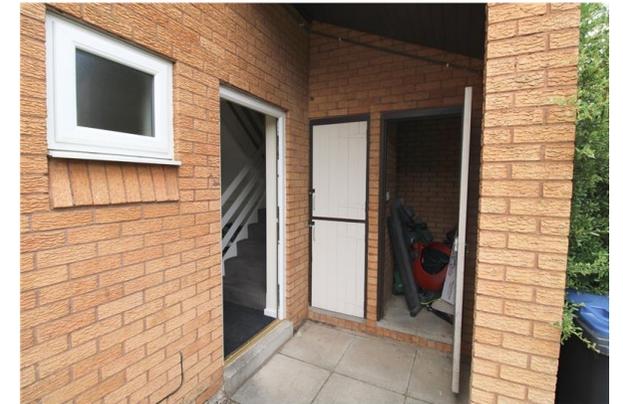
## Outside

To the front elevation, the property benefits from a covered storm porch with two external stores. There is a small lawned area with a paved pathway to the front door. To the rear elevation, the gardens are predominantly laid to lawn and enclosed by brick walling and timber fencing, with gated access to the nominated car parking space. There is a paved patio area adjacent to the rear of the house and a paved pathway leading to the rear gate.

**EPC Rating - TBC**

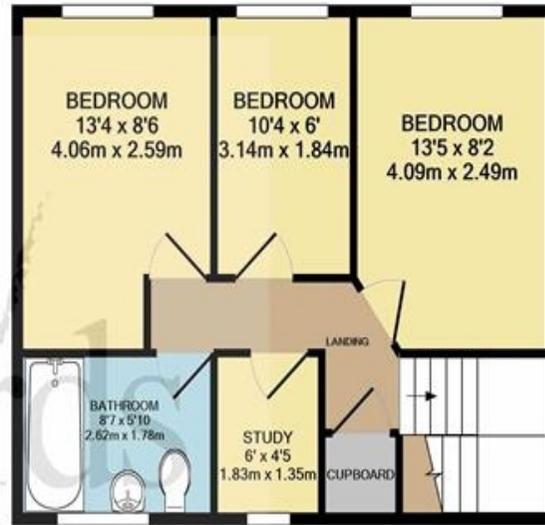
**Council Tax Band - A**

**Call 01455 251771 to make an appointment to view this property**





GROUND FLOOR  
APPROX. FLOOR  
AREA 453 SQ.FT.  
(42.1 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 453 SQ.FT.  
(42.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 906 SQ.FT. (84.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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