

45 John Street, Hinckley, LE10 1UX

£190,000

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RH HOMES & PROPERTY

RH Homes and Property are pleased to bring to market this traditional and character two/three bedroom bay fronted terraced villa, close to the town centre. The house comprises a Lounge, Dining Room, Kitchen, Lobby/Utility, Landing, Two Bedrooms, Home Office/Bedroom Three, and Upstairs Bathroom. The property also benefits from UPVC double glazing, gas central heating, front & rear gardens, whilst keeping many character finishes and traditional sized rooms.

Council Tax - A







Lounge
13'6 into bay x 11'4 (4.11m into bay x 3.45m)
With a door and UPBV double glazed bay window to the front elevation, TV aerial point, and radiator.
There is a lobby area between the lounge and dining area with built in display cupboard and an understairs store cupboard.

Sitting / Dining Room
12'3 x 11'4 (3.73m x 3.45m)
UPVC double glazed window to the rear elevation, radiator, and a doorway through to the stairs off to the first floor. .

Kitchen
12'5 x 6'10 (3.78m x 2.08m)
Fitted with an excellent range of refitted wall and base level units and drawers with working surfaces over and tiled splashbacks, inset stainless steel sink and drainer, with plumbing for a slimline dishwasher, wall mounted Worcester central heating boiler, A built in electric oven and hob . UPVC double glazed window and UPVC door to the side aspect, and radiator.







Lobby/Utility
6'11 x 2'9 (2.11m x 0.84m)
With a further door leading through to the Downstairs WC. There is plumbing for a washing machine, and facility and space to also stack a tumble dryer and space for Fridge/Freezer.

Downstairs WC
Having a two piece white suite with wash hand basin, and low level w.c, and a UPVC double glazed window to the rear.

Landing
Leading to :









Master Bedroom
13'1 x 11'3 (3.99m x 3.43m)
UPVC double glazed window to the front elevation, a built in store cupboard, and radiator.

Bedroom Two
12'2 x 10'1 (3.71m x 3.07m)
UPVC double glazed window to the rear aspect, and radiator.

Home Office/Bed 3
7'7 x 6'11 (2.31m x 2.11m)
Ideally used as a Home Office/Study as leads through to the Shower Room.
UPVC double glazed window to the side aspect, and radiator.

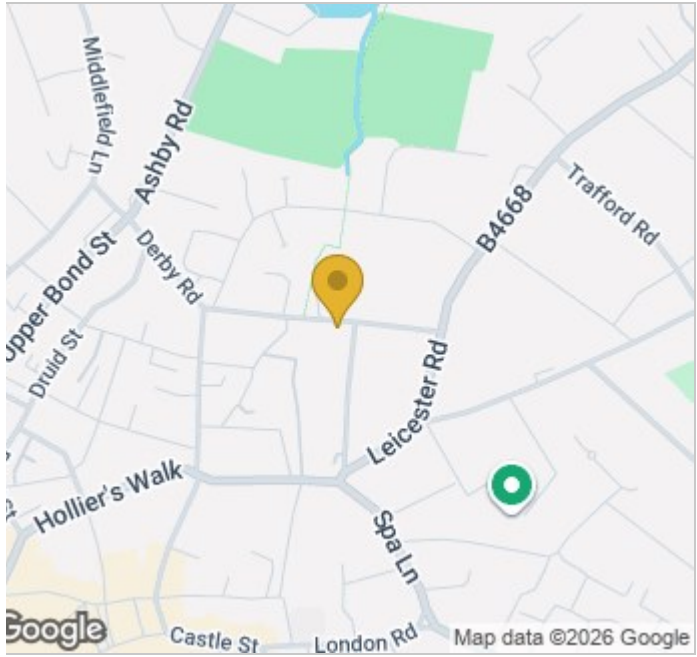
Shower Room
7'10 x 7'0 (2.39m x 2.13m)
Having a refitted three piece white suite white comprising a shower in a walk in Shower bay, and both a wash hand basin and WC set in to separate vanity units , tiling and splashbacks, a heated towel rail, airing cupboard, and UPVC double glazed window to the rear.

Outside
There is a front yard area with brick wall to the front offering seclusion from the road. There is then an enclosed rear garden with a gated access onto the rear yard and patio area, leading onto a lawned garden with flower and shrubbery borders.

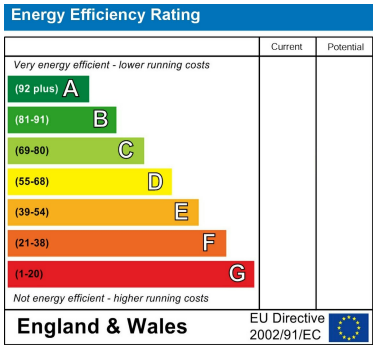


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All measurements are approximate and for display purposes only



Leaving Hinckley along Derby Road take a right turn onto John Street, where the house is located on the right hand side. For SATNAV/GPS users the post code is LE10 1UX.



Viewing

Please contact our RH Homes and Property Office on 01455 633244
if you wish to arrange a viewing appointment for this property or require further information.

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