



15 John Nichols Street, Hinckley, LE10 0LB
£300,000 Freehold


MARTIN&CO

John Nicholls Street, Hinckley

4 Bedrooms, 2 Bathroom

£300,000

- SPACIOUS SEMI DETACHED
- CLOSE TO SCHOOLS & AMENITIES
- FOUR BEDROOMS WITH MAIN ENSUITE
- TWO RECEPTION ROOMS PLUS CONSERVATORY
- MODERN KITCHEN WITH APPLIANCES
- STUDY / BEDROOM FIVE
- UTILITY AREA & CLOAKROOM

SPACIOUS FOUR BEDROOM SEMI DETACHED HOUSE - An excellent opportunity to purchase this spacious four / five bedroom semi-detached property, ideally located within walking distance of hinckley town centre, schools, railway station and local amenities.



MARTIN

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



The accommodation briefly comprises on the ground floor of an entrance hallway, lounge, living room, kitchen, conservatory, utility area, study / bedroom five and a cloakroom. On the first floor there are four bedrooms with main en suite and dressing room and a bathroom. For viewings call Martin & Co 01455 636349

ENTRANCE HALLWAY Upvc double glazed door leads to the entrance hallway, stairs to first floor landing, double glazed window to front, understairs storage cupboard, radiator, laminate wood flooring.

LOUNGE 13' 2" x 12' 7" (4.029m x 3.842m) Feature fire place, double glazed window to rear, laminate wood flooring, radiator.

KITCHEN 12' 7" x 9' 11" (3.847m x 3.044m) A modern fitted kitchen comprising a matching range of base, wall, display and drawer units, with work surfaces above and inset ceramic sink unit with mixer tap, built in electric oven, integrated fridge freezer and dishwasher, centre island with inset electric hob and

cupboards below, laminate wood flooring, access through to the conservatory.

CONSERVATORY 10' 7" x 9' 10" (3.241m x 3.01m) Double glazed French doors to rear garden, double glazed windows, laminate wood flooring, radiator.

UTILITY ROOM 6' 6" x 6' 0" (1.994m x 1.83m) Base and wall cupboards, work surface, plumbing for automatic washing machine, laminate wood flooring, storage cupboard.

CLOAKROOM 5' 5" x 2' 11" (1.671m x 0.911m) Low level WC, wash hand basin with vanity cupboard below and mixer tap, laminate wood flooring, obscure double glazed window to front.

INNER HALLWAY 5' 10" x 3' 7" (1.79m x 1.11m) Double glazed window to front, laminate wood flooring.

STUDY / BEDROOM 5' 8" 0" x 6' 0" (2.44m x 1.83m) Double glazed window to front, laminate wood flooring, radiator.

FAMILY / LIVING ROOM 12' 3" x 11' 11" (3.75m x 3.64m) Double glazed french doors and windows to rear, laminate wood flooring, radiator.

LANDING Access to insulated roof space with boarding, power and lighting and a pull down ladder, double glazed window.

MASTER BEDROOM 9' 11" x 11' 0" (3.036m x 3.363m) Double glazed window, radiator, door to en suite shower room.

ENSUITE SHOWER ROOM 7' 1" x 5' 6" (2.16m x 1.70m) Double shower cubicle with main mixer unit and overhead attachment, glazed shower screen, ceramic tiled walls, wash hand basin with mixer tap and vanity cupboard below, enclosed low level WC, heated hand towel rail, obscure double glazed window.



DRESSING ROOM 5' 10" x 4' 4" (1.78m x 1.33m)
Obscure double glazed window to front, laminate wood flooring.

BEDROOM TWO 12' 10" x 12' 0" (3.93m x 3.66m)
Double glazed window to rear, laminate wood flooring, storage cupboard, radiator.

BEDROOM THREE 9' 9" x 7' 6" (2.98m x 2.29m)
Double glazed window to rear, storage cupboard housing hot water cylinder, radiator, laminate wood flooring.

BEDROOM FOUR 9' 0" x 8' 1" (2.75m x 2.465m)
Double glazed window to front, storage cupboard, radiator.

BATHROOM 8' 0" x 5' 7" (2.445m x 1.724m) Modern fitted suite comprising panelled bath with mixer tap, mains mixer unit and overhead attachment, wash hand basin with mixer tap and vanity cupboard below, enclosed low-level WC, heated hand towel rail, wall unit, laminate wood flooring, obscure double-glazed window.

OUTSIDE To the front of the property there is a stoned chipped garden area and wide variety of trees plants and shrubs, block paved drive with off road parking for several cars.





Approx Gross Internal Area
131 sq m / 1415 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Martin & Co Hinckley

99-109 Castle Street • • Hinckley • LE10 1DA
T: 01455 636349 • E: hinckley@martinco.com

01455 636349

<http://www.martinco.com>



Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

