



46 Trinity Lane, Hinckley, LE10 0BH  
£180,000



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\*\*\* NO CHAIN - FULLY REFURBISHED THROUGHOUT \*\*\* RH Homes & Property are delighted to offer this fantastically well presented and stylishly refurbished two bedroom traditional bay fronted terraced house close to the centre of the ever popular town of Hinckley and which must be viewed. Its re-styled accommodation comprises a bay windowed Lounge, contemporary layout open plan Kitchen & Dining Area with a range of appliances, Downstairs WC, First Floor Landing, Two Double Bedrooms, and a Shower Room. UPVC double glazing & brand new re-wire and gas central heating. With courtyard gardens to the rear, and a small garden to the frontage. The house is ideal for access to the amenities of central Hinckley and surrounding road networks. \*\*\* NO CHAIN \*\*\*

Council Tax - A

**Lounge**  
13'2 into bay x 11'8 (4.01m into bay x 3.56m)  
UPVC double glazed bay window and UPVC door to the front elevation, with a wood decorative feature and LED surround feature as backing for a wall mounted TV, there are also recessed LED lit displays on the opposite wall, and a contemporary vertical black eye catching radiator. There is a store cupboard housing the consumer unit, and then an opened lobby with an understairs store. There is a polished wood look laminate flooring, and re-plastered and painted walls.

**Kitchen & Family/Dining Area**  
25'1 x 11'8 at widest (7.65m x 3.56m at widest)  
The kitchen has been reconfigured to offer a really strong range of gloss fronted wall and base level units and drawers and a central island and breakfast bar with contrasting quartz work surfaces over, an inset stainless steel sink and matching quartz drainer with a boiling water tap. There is an array of appliances with integrated dishwasher, fridge/freezer, built in oven and hob with a angled hood over, and a washing machine. There is LED lighting along them floor plinth, and 'polished wood look' laminate flooring . UPVC double glazed windows and a UPVC door to the side elevation. Also with two vertical, contemporary style black radiators.

**Landing**  
With contemporary black radiator, stylish and contrasting black wooden decorative feature trims, and loft access hatch.







### Bedroom One

11'9 x 11'7 (3.58m x 3.53m)

UPVC double glazed window to the rear elevation, with an attractive black radiator, Tudor style contrasting wooden panelling to one wall of the re-plastered and painted walls, refitted carpet, wooden door, and a built in store cupboard.

### Bedroom Two

12'1 x 8'11 (3.68m x 2.72m)

UPVC double glazed window to the rear elevation, again having a stylish contemporary black radiator, refitted carpet, wooden door, and the walls have been re-plastered and painted.



### Shower Room

8'3 x 6'3 (2.51m x 1.91m)

Having a three piece white suite comprising a low level w.c., wash hand basin set in a vanity unit, and a shower in a shower cubicle, with tiling and splashbacks, ceramic tiled flooring, a radiator, airing cupboard housing the Potterton heating boiler, and a UPVC double glazed window to the rear aspect.

### Outside

There is a small gravelled garden and pathway to the frontage offering seclusion from the road and footpath.



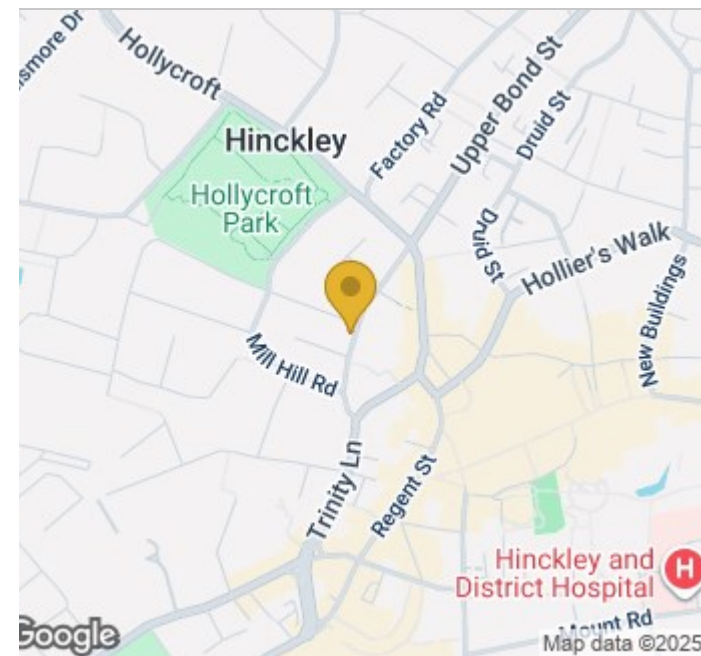
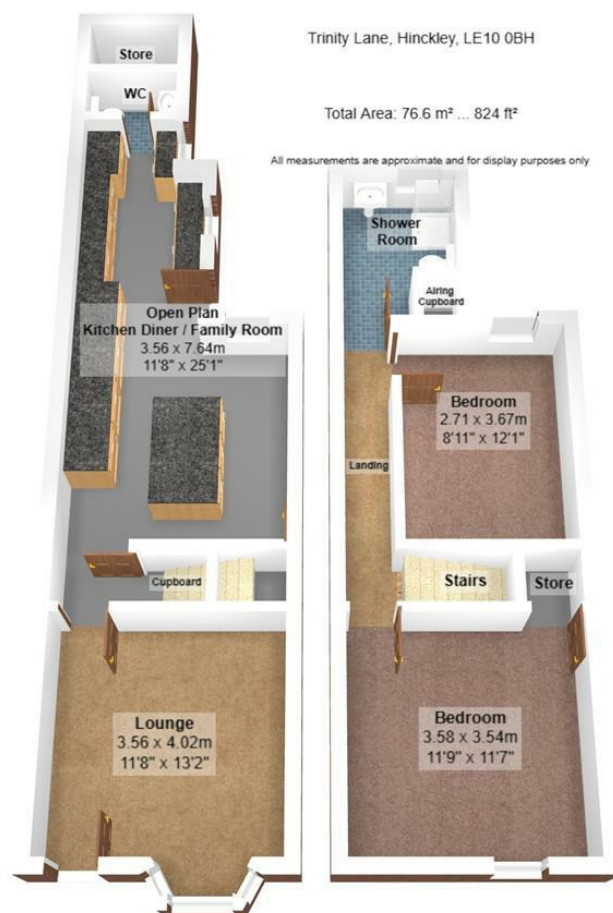
Then a rear courtyard garden, having been attractively gravelled and paved and leading onto a main patio. The gardens are enclosed by new modern style fencing, with a gated access.

### Lettings and Management

RH Homes and Property are a Sales, Lettings and Management business. If you are looking at selling or letting property, then please contact our team on the number shown.

RH Homes and Property is the seller's agent for this property. Descriptions of the property served as an opinion and not as statement of fact. Please inform us if you become aware of any information being inaccurate.





Leaving Hinckley along Station Road, take a right turn onto Lancaster Road, and head to the traffic lights. Take the right hand turn along Trinity Lane, then at the next lights take the left filter (still on Trinity Lane) and the property is situated on the left hand side easily identified by the RH Homes And Property for sale board. For SATNAV users the postcode is LE10 0BH.

## 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(82 plus) <b>A</b>		
(81-91) <b>B</b>		86
(69-80) <b>C</b>		
(55-68) <b>D</b>	65	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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