



94 Hinckley Road, Hinckley, LE10 2AH
£229,950



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*** NO CHAIN - A TWO BEDROOM TRADITIONAL HOME IN A DESIRABLE LOCATION IN THE VILLAGE OF BURBAGE *** RH Homes and Property are very pleased to offer this opportunity to purchase a nicely appointed traditional style two bedroom terraced house in the heart of the ever popular village of Burbage. The house comprises a Porch, Lounge, Sitting/Dining Room, Kitchen, Outhouse/Lean-to, Landing, Two Double Bedrooms and a recently re-fitted Family Bathroom. Being newly painted and carpeted the home has plenty of space and scope for future home living and touches, and has UPVC double glazing and gas central heating throughout. Outside there is an excellent traditional sized rear garden, and off road parking to the front of the property. *** NO CHAIN ***

Council Tax - A

Porch

With UPVC double glazed door to the front elevation.

Lounge

11'3 x 14'3 (3.43m x 4.34m)

Having a focal point living flame effect gas fire in stone surrounds with timber mantles, laminate wood flooring, two radiators, timber front door, and UPVC double glazed window to the front aspect.

Sitting/Dining Room

11'5 x 15'00 overall (3.48m x 4.57m overall)

With laminate wood flooring, under stairs cupboard access, radiator, and UPVC double glazed window to the rear aspect.

Kitchen

5'11 x 12'6 (1.80m x 3.81m)

Having a range of wall and base level units with working surfaces over set in a full tiled surround, inset four ring gas hob with hood over and oven under, stainless steel sink and drainer, Ideal combination boiler, two UPVC double glazed windows and door to the side elevation.

Lean-to

With plumbing for washing machine, and sliding door to the rear patio and gardens.

Landing

With radiator, loft hatch access, and further access off to:





Bedroom One

12'11 x 11'5 (3.94m x 3.48m)

Having an over stairs cupboard, radiator, and UPVC double glazed window to the front elevation.

Bedroom Two

9'5 x 11'9 (2.87m x 3.58m)

Having laminate wood flooring, radiator, and UPVC double glazed window to the rear elevation

Family Bathroom

7'6 x 8'11 overall (2.29m x 2.72m overall)

Being newly re-fitted with a three piece white suite of bath with electric shower over and screen, wash hand basin and low flush WC, part tiled surround, vinyl flooring, radiator, and UPVC double glazed window to the rear aspect.



Outside

To the front is a block paved driveway allowing for off road parking.

At the rear is a slabbed courtyard and steps to a further slabbed patio and traditional sized lawned garden with a timber shed part way down the lawn.





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Total Area: 83.4 m² ... 898 ft²

All measurements are approximate and for display purposes only



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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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

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