



58 Henry Street, Hinckley, LE10 0HD
£160,000

wards
Residential

Freehold. NO CHAIN. A traditional three bedroom semi-detached house located on the fringe of Hinckley town centre, with convenient access to local schooling facilities, green spaces and the A47. The property briefly comprises: Ground Floor: Entrance Hall, Lounge, Bathroom and Kitchen. First Floor: three Bedrooms. Externally, the property benefits from a larger than average plot and off road car parking to the front elevation. UPVC double glazing and gas fired central heating.

Entrance Hall

With tiled floor, composite front door and UPVC double glazed window to the front elevation.

Lounge

4.79 x 3.25 Metres

With solid wood floor, feature chimney breast and UPVC double glazed French doors to the rear and further window to the front.

Kitchen

2.47 x 4.58 Metres

Fitted with a contemporary range of wood effect base and wall units with granite effect working surfaces over and stainless steel sink and drainer. Tiled floor, composite back door and UPVC double glazed windows to the rear and side elevations.

Bathroom

1.72 x 2.69 Metres

Fitted with a modern three piece white suite comprising pedestal sink, low flush WC and bath with shower over. Heated towel rail and extractor fan. Tiled floors and walls and three UPVC double glazed windows to the front elevation.



Landing

With loft access hatch and UPVC double glazed window to the rear elevation.

Bedroom 1

4.36 x 3.25 Metres

With cupboard and wardrobe with Worcester gas fired central heating boiler. UPVC double glazed windows to the front and rear.

Bedroom 2

2.14 x 3.63 Metres

With UPVC double glazed window to the front elevation.

Bedroom 3

2.11 x 2.75 Metres

With UPVC double glazed window to the rear elevation.





Outside

To the front elevation, there is an unsurfaced off road car parking space and a small enclosed garden area which is laid to lawn.

To the rear, the property has a larger than average rear garden which is predominantly laid to lawn, with a slabbed patio area adjacent to the dwelling. There is an attractive tree centrepiece and the gardens are enclosed by timber fencing with gated access from the front elevation.

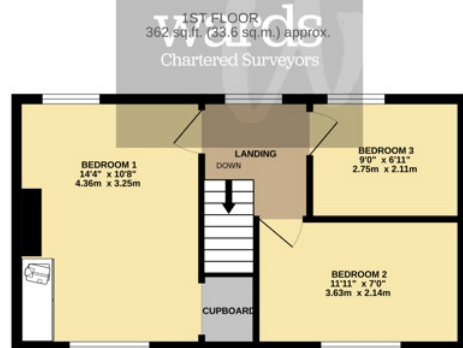
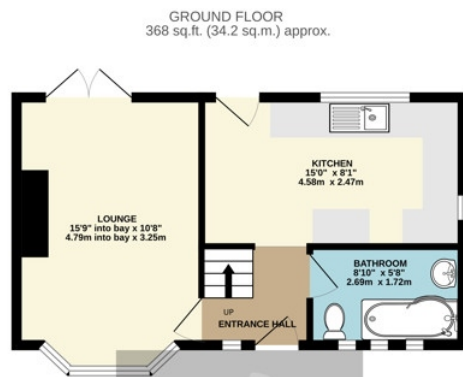


EPC Rating - C(70)

Council Tax Band - A

Call 01455 251771 to make an appointment to view this property





TOTAL FLOOR AREA: 729 sq.ft. (67.8 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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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