



9 The Quarters, New Street, Hinckley, LE10 1QY  
£170,000

wards  
Residential

**NO CHAIN!** This two bedroom end town house located in a sought after gated development close to local amenities and the town centre of Hinckley. The accommodation comprise of a open plan Lounge Kitchen with fitted appliance, downstairs WC, double Bedroom, single Bedroom and Bathroom with shower over bath. The property has double glazing and gas fired central heating. Outside, is a rear enclosed Garden and allocated parking space.

### **Hall**

**3.02 x 2.09 Metres**

With ceiling spotlights.

### **Kitchen**

**6.77 x 4.04 Metres**

Fitted with white base units, wooden wall units, white laminate worktop, ceiling spotlights, stainless steel sink and drainer, double oven, dishwasher, storage cupboard, wooden double-glazed window to the front elevation and wooden double-glazed French doors to the rear elevation.

### **WC**

**1.62 x 1 Metres**

Fitted with a two-piece white suite including low flush wc, pedestal sink, heated towel rail and ceiling spotlights



### **Bed 1**

3 x 4.04 Metres

With a storage cupboard and wooden double-glazed window to the front elevation.

### **Bed 2**

3.76 x 2.2 Metres

With double glazed window to the rear elevation.

### **Bathroom**

1.85 x 1.51 Metres

With a 4-piece white suite including a low flush WC, shower over bath, sink on vanity, tiled flooring, tiled splash backs full height, tiled bath panel, ceiling spot lights and an extractor fan.

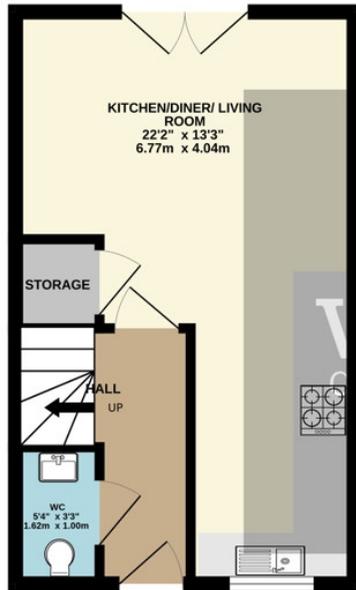
### **Garden**

The garden is laid to lawn and enclosed by timber fencing

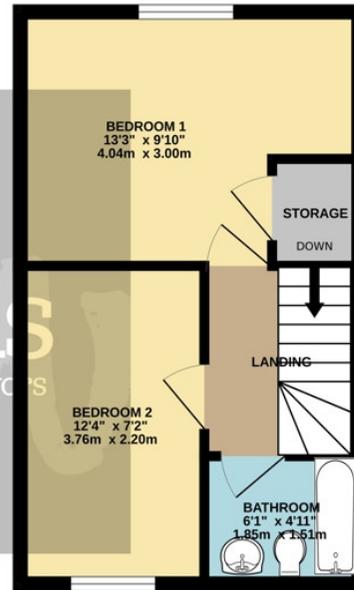


**Call 01455 251771 to make an appointment to view this property**

GROUND FLOOR  
294 sq.ft. (27.3 sq.m.) approx.



1ST FLOOR  
294 sq.ft. (27.3 sq.m.) approx.



TOTAL FLOOR AREA: 589 sq.ft. (54.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. 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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