



- Two Good Bedrooms
- Tucked Away and Private
- No Chain
- Ideal FTB or Investment

37 Lawnswood, Hinckley, Leics, LE10 0YB

£167,500

Wright & Wright are pleased to be able to offer for sale this two bedroom end town house which is ideally suited to first time buyers or investors. Double glazed, gas central heating. Entrance hall, kitchen, full width lounge/diner. Two good bedrooms and bathroom to first floor. Garden to front and rear, off road parking. No chain.

Property Description

Entrance Hall

having ceiling light point, double panelled radiator, telephone point, walk in store cupboard with light and stairs to first floor.

Kitchen

9' 8" x 7' 7" (2.95m x 2.3m) having double glazed window to front aspect, ceiling light point, range of matching wall and base units with work surfaces over, single bowl drainer sink, plumbing for automatic washing machine and electric cooker point.

Lounge/Diner

17' 7" x 9' 5" (5.37m x 2.86m) having double glazed window and uPVC double glazed French doors to rear, two ceiling light points, two double panelled radiators, television aerial point.

First Floor Landing

having ceiling light point, loft access, doors off.

Bedroom One

10' 9" x 10' 7" (3.27m x 3.23m) having double glazed window to rear aspect, ceiling light point, single panelled radiator and walk in cupboard with light.

Bedroom Two

13' 5" x 6' 10" (4.10m x 2.08m) having double glazed window to rear aspect, ceiling light point, single panelled radiator.

Bathroom

having double glazed window to front aspect, ceiling light point, single panelled radiator, three piece suite comprising low level flush wc, wash hand basin and side panelled bath with shower over.

Outside

Small lawned front garden with gated access to rear, Rear enclosed garden with lawn and patio.

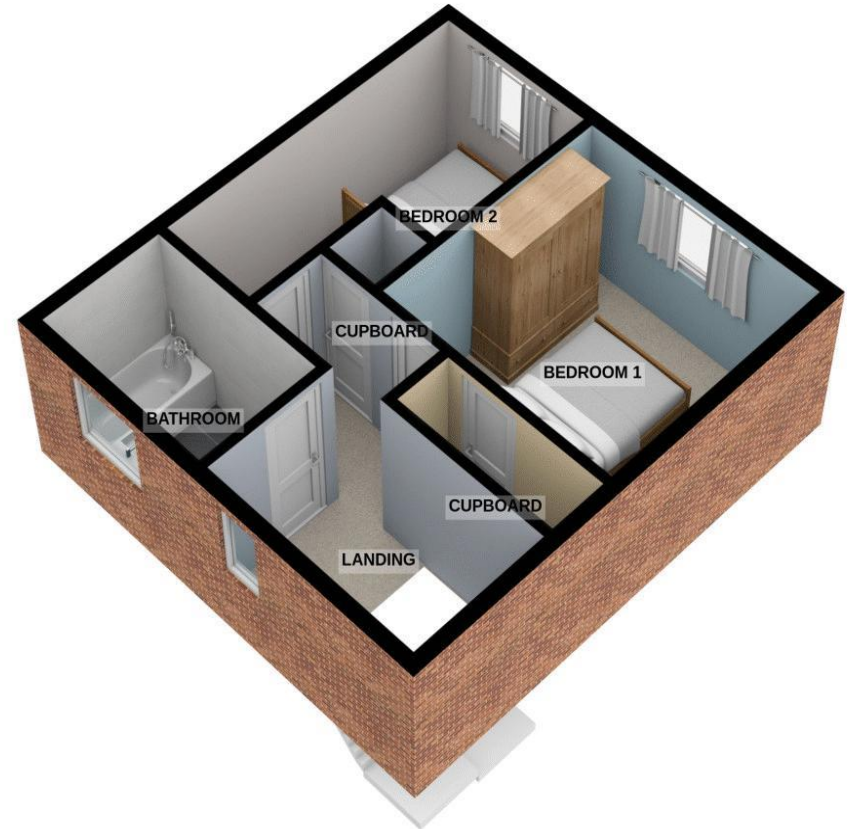




GROUND FLOOR
346 sq.ft. (32.1 sq.m.) approx.



1ST FLOOR
346 sq.ft. (32.1 sq.m.) approx.



LAWNSWOOD HINCKLEY LE10 0YB REF:CGB050708
TOTAL FLOOR AREA : 692 sq.ft. (64.3 sq.m.) approx.

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements