

- Mid Terraced Property
- Three Bedrooms
- Two Reception Rooms

- W/C and Wet Room
- Enclosed Rear Garden
- Sought-After Location



Up Estates is pleased to bring to the market this beautifully presented, three bedroom, mid terraced property situated within walking distance to a variety of popular shops and services in the sought-after town of Hinckley. Offering fantastic accommodation with two reception rooms - each with a feature fireplace and one benefitting from a bar, and a ground floor W/C as well as a Wet Room. Also with full central heating and double glazing throughout. Briefly the property comprises; Hall, Dining Room, Lounge and Kitchen to the ground floor, with the W/C and Store accessed externally via the rear garden. On the first floor there are Three Bedrooms and the Wet Room. There is a well-maintained garden to the rear.

HALL With a central heated radiator, original minton floor tiling, stairs ascending to the first floor and a door leading into the Dining Room.

DINING ROOM 9' 8" x 14' 10" (2.97m x 4.54m) A superb front reception room benefitting from a feature fireplace, a bar, central heated radiator and double glazed bay window to the front aspect.



LOUNGE 12' 2" x 13' 6" (3.71m x 4.13m) Having a central heated radiator, feature fireplace and double glazed window to the rear aspect. There is also access to the stairs which ascend to the first floor and a door leading to the Kitchen.



KITCHEN 7' 11" x 17' 7" (2.42m x 5.37m) Including a matching range of wall and base mounted units with roll top work surfaces over, tiled splash back, a stainless steel sink with drainer and mixer tap, space for a cooker and appliances, two double glazed windows and a door leading out into the rear garden.



W/C Accessed externally via the rear garden.

LANDING With stairs rising from the ground floor and doors leading to accommodation. There is also access to a useful store room.

BEDROOM ONE 12' 3" x 11' 5" (3.75m x 3.5m) A double bedroom having a built-in wardrobe, central heated radiator and double glazed window to the front aspect.



BEDROOM TWO 12' 3" x 12' 2" (3.75m x 3.72m)
Another double bedroom having a built-in wardrobe, central heated radiator and double glazed window to the rear aspect.



WET ROOM 5' 9" x 5' 1" (1.76m x 1.56m) Being fully tiled and including a low level W/C, hand wash basin, shower with glass screen, and double glazed opaque window.



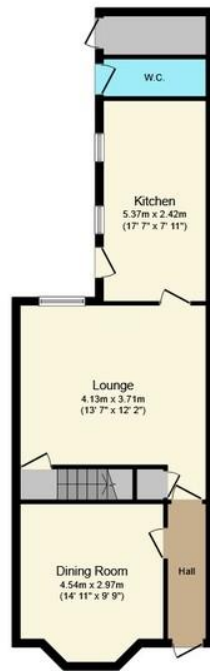
BEDROOM THREE 8' 0" x 10' 11" (2.44m x 3.33m)
Having a central heated radiator and double glazed window to the rear aspect.



GARDEN An enclosed rear garden with an initial paved seating area giving access to the W/C and a store room, followed by a lawn with fencing along the boundaries.

STUDY A study space with a double glazed window to the front aspect.





Ground Floor

Floor area 62.0 sq. m.
(667 sq. ft.) approx



First Floor

Floor area 56.0 sq. m.
(603 sq. ft.) approx

Total floor area 118.0 sq. m. (1,270 sq. ft.) approx

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