



46 MANOR STREET, HINCKLEY, LE10 0AS

OFFERS OVER £200,000

Impressive spacious traditional 3 storey terraced house. Popular and convenient cul de sac location within walking distance of the town centre, the crescent, schools, doctors, dentist, Hollycroft park, train and bus stations. The property benefits from feature open fireplaces, laminate wood strip flooring, spindle balustrades, original wood panelled interior doors, gas central heating and UPVC SUDG. Spacious accommodation offers lounge, dining room and extended kitchen. Three bedrooms and bathroom with shower. Long enclosed rear garden with store. Carpets, blinds, light fittings and dishwasher included. Other white goods, security & smart system & some furniture available by separate negotiation.



TENURE

Freehold

Council Tax Band A

EPC Rating E

ACCOMMODATION

Attractive composite front door to

DINING ROOM TO FRONT

10'11" x 11'11" (3.35 x 3.65)

With feature fireplace with open fire which has been swept, ceramic tiled hearth and wooden surround. Smoke alarm, cupboard housing the electric consumer unit as well as the electric meter. Laminate wood strip flooring and double panelled radiator. Archway through to



INNER HALLWAY

With stairway to first floor with spindle balustrades. Attractive original wood panelled door to

LOUNGE TO REAR

11'11" x 11'10" (3.65 x 3.62)

With feature fireplace with open fire which has been swept with slate hearth and brick and wooden surround. Door to useful under stairs cupboard with light and shelving and power. Telephone point, laminate wood strip flooring and double panelled radiator. Door to the



EXTENDED KITCHEN TO REAR

17'9" x 5'11" (5.43 x 1.81)

With a range of floor standing kitchen units with roll edge working surfaces above, inset five ring gas hob with stainless steel extractor hood above and Hotpoint electric oven and grill beneath. Slimline dishwasher is included and the washing machine and tumble dryer are available by separate negotiations as well as the fridge. Inset one and a half bowl resin sink with mixer tap above and cupboard beneath. Further range of wall mounted cupboard units one housing the Baxi gas combination boiler for central heating and domestic hot water (New as of 2024 and recently serviced). UPVC SUDG door to outside.



BEDROOM TWO TO FRONT

12'0" x 11'2" (3.68 x 3.42)

With double panelled radiator with a feature fireplace, door to a useful storage cupboard/wardrobe potential for a rail offering ample storage. Door to



BEDROOM THREE TO REAR

5'9" x 9'1" (1.76 x 2.77)

With double panelled radiator, the double white wardrobe is included. Door to



BATHROOM TO REAR

8'10" x 5'8" max (2.70 x 1.75 max)

With a large vanity sink unit with drawers beneath and a mirror fronted vanity cupboard above, panelled bath with mixer shower including rainfall shower attachment and tiled surrounds. Chrome heated towel rail and low level WC, extractor fan, and vinyl flooring. Original wooden door and staircase to the second floor.



SECOND FLOOR

Original staircase to

BEDROOM ONE

11'10" x 13'10" max (3.62 x 4.22 max)

With wall mounted electric panel heater, inset ceiling spotlights and UPVC SUDG window.

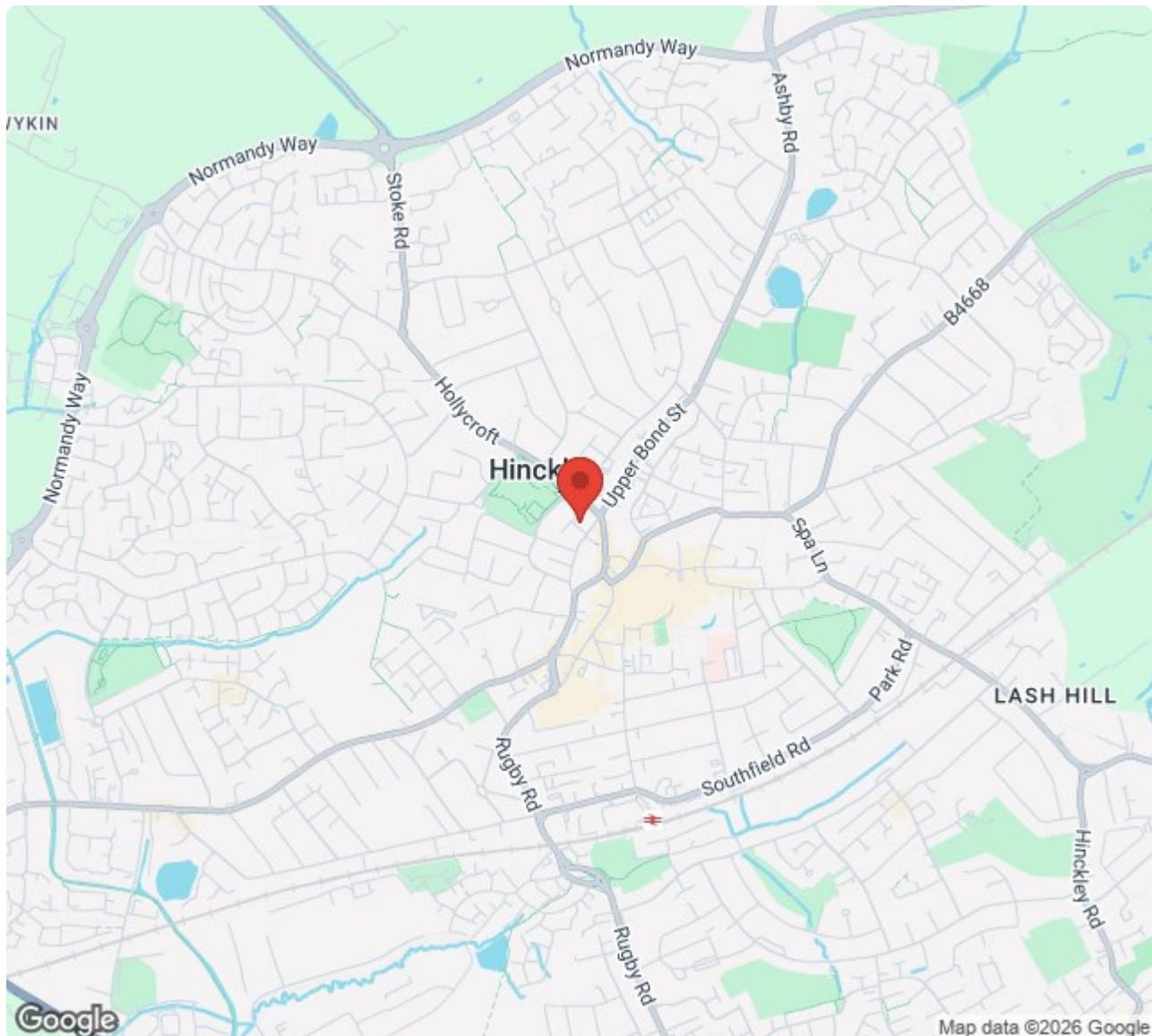


OUTSIDE

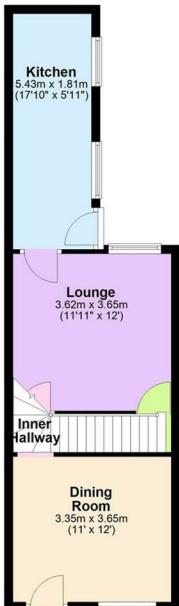
There is a good sized and enclosed rear garden. There is a shared access pathway for the bins with timber gates. The garden is laid to lawn with surrounding hedging and a slabbed pathway leads towards the top of the garden where there is a raised timber decking area as well as towards the top of the garden there is a store with two wooden stable fronted doors. Solar powered outside light, outside tap, security system including Ring cameras which is available by a separate negotiation.







Ground Floor
Approx. 39.3 sq. metres (422.9 sq. feet)



First Floor
Approx. 29.2 sq. metres (314.4 sq. feet)



Second Floor
Approx. 15.3 sq. metres (164.4 sq. feet)



Total area: approx. 83.8 sq. metres (901.8 sq. feet)

| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 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 | | 45 | 63 |
| EU Directive 2002/81/EC | | | |
| Environmental Impact (CO ₂) Rating | | Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC | |
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