



175 EDWARD STREET, HINCKLEY, LE10 0DJ

OFFERS OVER £210,000

Vastly improved and refurbished traditional bow fronted end town house. Popular and convenient location within walking distance of the town centre, the crescent, schools, doctors, dentists, train and bus stations, Asda, Morrisons, Richmond Park and good access to major road links. Immaculately presented including panelled interior doors, wooden/ ceramic tiled flooring, wood burning stove, refitted kitchen and bathroom, spotlights, gas central heating, UPVC SUDG and UPVC SUDG soffits and fascias. Spacious accommodation offers entrance hall, lounge and dining kitchen. 2 double bedrooms and bathroom with shower. Wide driveway and large sunny rear garden with summer house, shed and greenhouse. Viewing recommended. Carpets & blinds included



TENURE

Freehold

Council Tax Band B

ACCOMMODATION

Attractive UPVC SUDG and leaded front door to

ENTRANCE HALLWAY

With grey oak laminate wood strip flooring, stairway to first floor, pine and glazed door leads to

FRONT LOUNGE

12'1" x 12'8" (3.69 x 3.87)

With feature fireplace having ornamental white wooden surround raised grey ceramic tiled hearth, pine mantle above incorporate a black cast iron wood burning stove, wall panelling, fitted storage cupboards and drawers to side alcove, housing the gas meters, grey oak finish laminate wood strip flooring, radiator, coving to ceiling, TV and telephone point including Sky and UPVC SUDG and leaded bow window to front.



REFITTED KITCHEN TO REAR

15'5" x 10'5" (4.71 x 3.19)

With a fashionable range of matt white fitted kitchen units consisting inset single drainer ceramic sink unit mixer taps above, double base unit beneath. Further range of floor mounted cupboard units and drawers, contrasting walnut finish roll edge working surfaces above and tiled splash backs. Further matching range of wall mounted cupboard units including one double display unit with glazed doors, appliance recess points, Beko range cooker included with 7 ring gas hob unit, two ovens and a grill beneath, large integrated extractor above, integrated fridge freezer, plumbing for automatic washing machine and dishwasher, inset ceiling spotlights and ceramic tiled flooring. Further tall larder cupboard concealing the gas condensing combination boiler for central heating and domestic hot water new as of 2021 with wireless digital programmer, double panelled radiator, coving to ceiling, useful under stairs pantry with matching double floor mounted cupboard unit with walnut finish roll edge working surfaces above, ceramic tiled flooring, fitted shelving, light and power, matching breakfast bar, white wall mounted display cabinet, spice drawers, UPVC SUDG door leading to the rear garden.



FIRST FLOOR LANDING

Radiator, coving to ceiling, door to a storage cupboard with fitted shelving, large loft access with extending timber ladder for access with lighting. Attractive white six panelled interior doors to

BEDROOM ONE TO FRONT

12'1" x 10'9" (3.69 x 3.28)

With double panelled radiator, wall panelling, coving to ceiling, door to walk-in wardrobe with hanging rail and shelving.



BEDROOM TWO TO REAR

9'8" x 8'10" (2.96 x 2.70)

With double panelled radiator, coving to ceiling, door to walk-in wardrobe with built-in hanging rail.



REFITTED BATHROOM TO REAR

5'2" x 8'10" (1.59 x 2.71)

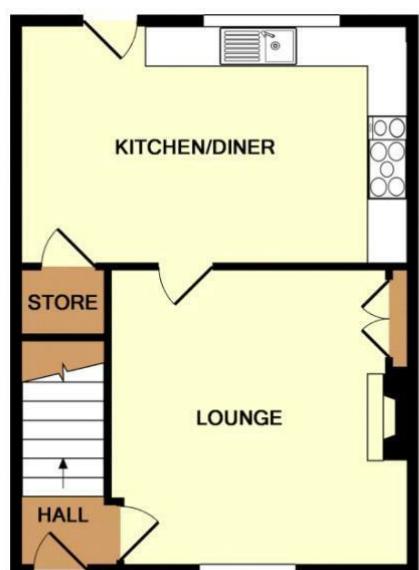
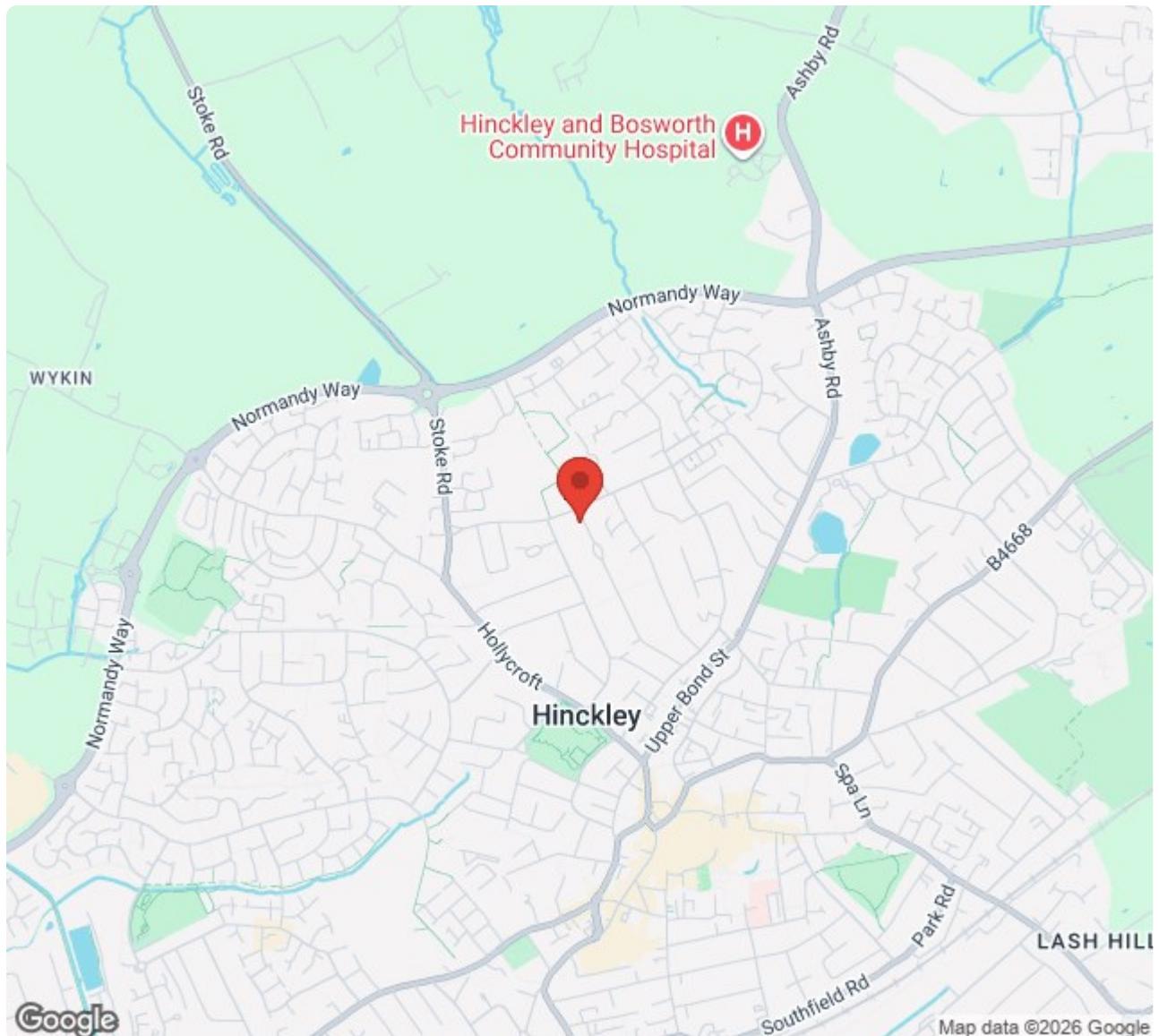
With white suite consisting panelled bath, main shower unit above, glazed shower screen to side, vanity sink with gloss white drawer beneath, low level WC, contrasting tiled surrounds including the flooring, coving to ceiling and extractor fan.



OUTSIDE

The property is set back from the road having a full width block paved driveway to front, a timber gate and slabbed pathway leads down the side of the property to the large rear garden which is enclosed by panelled fencing and mature hedging. There is a deep full width flag stoned patio adjacent to the rear of the property edged by trellising and timber archway leading to the main body of the garden which is principally laid to lawn. A wide stoned pathway leads to the top of the garden, there is an outside tap and light. A summer house, two sheds and a green house included and the garden has a sunny aspect.





GROUND FLOOR



FIRST FLOOR

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		53	87
EU Directive 2002/91/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			