



6 HENRY STREET, HINCKLEY, LE10 0HD

OFFERS OVER £220,000

No Chain. Extended vastly improved and refurbished traditional semi-detached family home on a large sunny plot. Popular and convenient location within walking distance of a parade of shops, doctors surgery, schools, Morrisons Supermarket, open countryside, parks, the town centre, The Crescent, train and bus stations and good access to major links. Immaculate contemporary style interior with a range of good quality fixtures and fittings including white panelled interior doors, wooden flooring, feature media wall, refitted kitchen and bathroom, re plastered, outside wall insulation, gas central heating and UPVC SUDG. Spacious accommodation offers open porch, entrance hall, lounge and dining kitchen with built in appliances. Three good bedrooms (main with en suite shower room) and family bathroom. Wide driveway and garage space (STPP). Front and large sunny rear garden with entertaining area. Built in BBQ and outside kitchen with attached shed. Viewing highly recommended. Carpets, curtains, blinds and light fittings included.



TENURE

Freehold
Council Tax Band A
EPC Rating C

ACCOMMODATION

Open canopy porch with grey porcelain tiled flooring, overhead lighting. Attractive UPVC SUDG front door to

ENTRANCE HALLWAY

With grey oak finish laminate wood strip flooring, stairway to first floor with white spindle balustrades and concealed LED lighting, all power points and light switches are in brushed chrome. Attractive white six panel interior doors to

THROUGH LOUNGE

10'6" x 15'8" (3.22 x 4.78)

With a full height media wall with a large area for a flat screen TV, living flame log effect electric fire with remote control. Grey oak finish laminate wood strip flooring, double panelled radiator.



REFITTED DINING KITCHEN TO REAR

11'8" x 7'11" (3.56 x 2.43)

With a fashionable range of gloss white fitted kitchen units with soft close doors consisting inset black single drainer resin sink unit, mixer taps above, cupboard beneath. Further matching range of floor mounted cupboard units and three drawer unit, contrasting grey marble finish roll edge working surfaces above with inset four ring stainless steel gas hob unit, integrated extractor hood above, tiled splashbacks. Further range of wall mounted cupboard units, one concealing the Ideal gas condensing combination boiler for central heating and domestic hot water. Integrated washing machine, dishwasher and a single oven with grill. Grey oak wood finish laminate wood strip flooring, fashionable grey vertical radiator.



REAR LOBBY

With grey oak finish laminate wood strip flooring, useful under stairs storage area, ideal for a fridge freezer, UPVC SUDG French door leading to the rear garden.

REFITTED SHOWER ROOM TO FRONT

5'6" x 7'11" (1.70 x 2.42)

With white suite consisting of a porcelain fully tiled shower cubicle with glazed shower doors, rain shower and handheld shower attachment above, vanity sink unit with gloss white double cupboard beneath illuminated mirror above, low level WC, contrasting fully porcelain tiled surrounds, chrome heated towel rail, coving to ceiling.



FIRST FLOOR LANDING

With white spindle balustrades, large loft access with extending timber ladder for access the loft is boarded with lighting.

BEDROOM ONE

14'2" x 10'5" (4.34 x 3.20)

With radiator. Inner lobby with double wardrobe. Door to



REFITTED EN SUITE SHOWER ROOM

5'2" x 6'0" (1.60 x 1.83)

With white suite consisting of a porcelain tiled shower cubicle with glazed shower doors, rain shower and handheld attachment above, wall mounted vanity sunk unit with gloss white drawers beneath, illuminated mirror above, extractor fan, low level WC, white heated towel rail and inset ceiling spotlights. Contrasting fully porcelain tiled surrounds.



BEDROOM TWO TO FRONT

6'11" x 11'11" (2.13 x 3.64)

With radiator.



BEDROOM THREE TO REAR

6'10" x 8'11" (2.10 x 2.73)

With radiator.

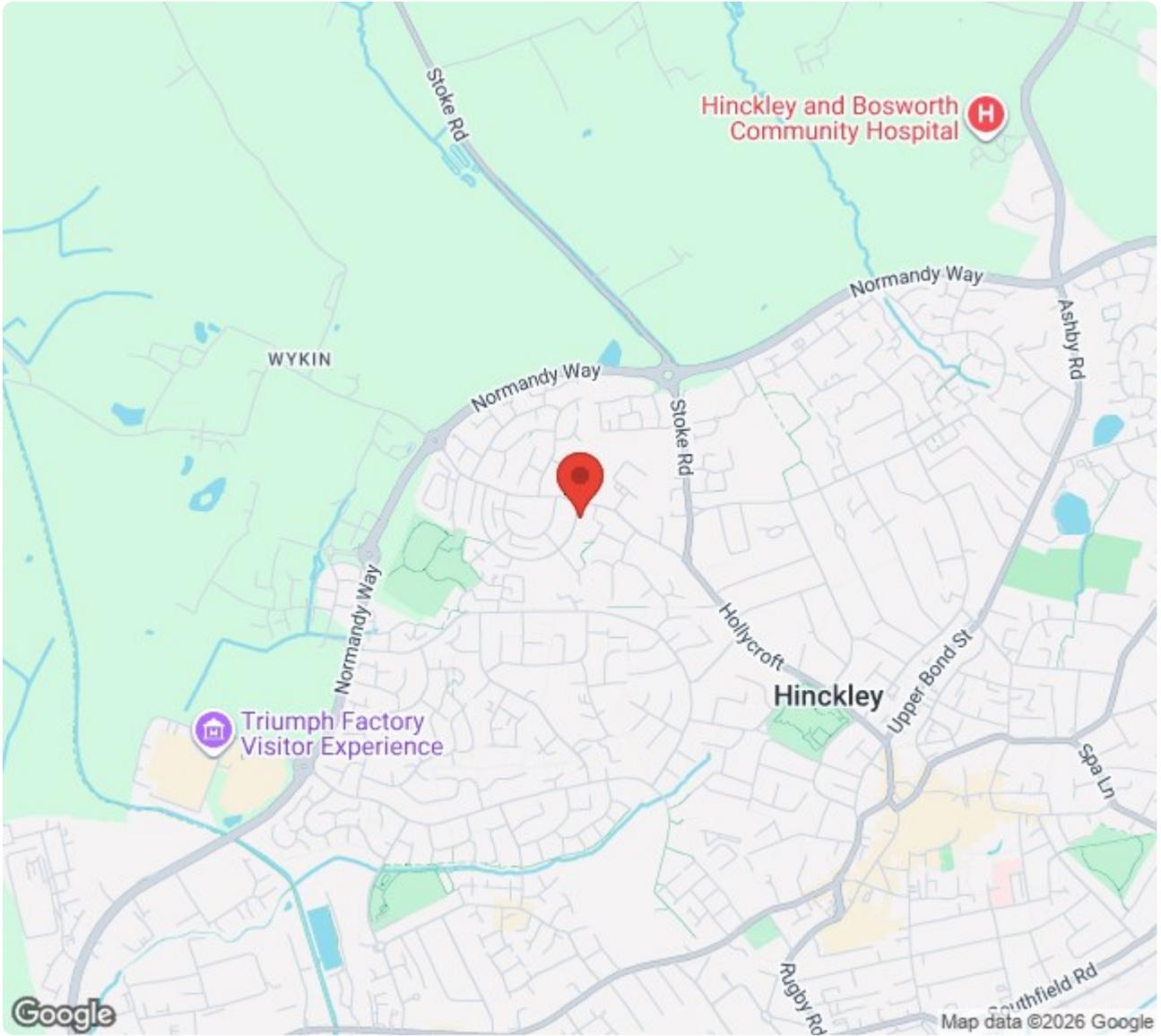


OUTSIDE

The property is set well back from the road screened behind a mature hedge having a full width driveway to front offering ample car standing with surrounding raised beds. The driveway leads down the side of the property through double timber gates to the rear of the property, there is ample room for a garage (STPP). There is a large fully fenced and enclosed rear garden with a full width pre concrete patio adjacent to the rear of the property where there is lighting and an outside tap. Beyond this the garden is principally laid to lawn with surrounding raised beds, a pathway leads to the top of the garden where there is a covered outside kitchen with light and power, a single drainer stainless steel sink unit, a brick BBQ and log store. A working surface and a large timber shed. The garden has a sunny aspect.







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		73	79
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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	



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