



33 HINCKLEY ROAD, EARL SHILTON, LE9 7LG

ASKING PRICE £179,950

Immaculately presented and refurbished traditional bay fronted terraced house of character. Popular and convenient location within walking distance to the village centre, including shops, schools, doctors, dentists, bus service, parks, restaurants, public houses and good access to major road links. Benefits from a range of good quality fixtures and fittings including original strip pine interior doors, coving, ceiling roses, wooden flooring, feature Victorian fireplaces. Modern kitchen, refitted bathroom, rewired in 2024, new gas central heating system and UPVC SUDG. Spacious accommodation offers through lounge dining room with French doors and kitchen, two double bedrooms and bathroom with shower. Long sunny rear garden with brick store and shed. Viewing recommended. Curtains, blinds, light fittings and most of the white goods included.



TENURE

Council Tax Band A

ACCOMMODATION

Attractive UPVC SUDG front door to

THROUGH LOUNGE DINING ROOM

12'4" x 30'0" (3.78 x 9.16)

With dining area to front, feature Victorian style fireplace, having ornamental pine surrounds, with raised granite hearth incorporating a black cast iron ornamental fireplace with floral tiles. Fitted white double meter cupboard to side alcove. Laminate wood strip flooring, radiator, original coving and ceiling rose, TV and telephone points, broadband including sky. Feature white stairway to first floor. Lounge area to rear with woodgrain laminate strip flooring, radiator, original ceiling rose, wired in smoke alarm. UPVC SUDG french doors leading to the rear garden. Original strip pine panel interior door to



KITCHEN TO REAR

12'3" x 6'5" (3.74 x 1.98)

With a range of grey fitted kitchen units consisting inset single drainer stainless steel sink unit, mixer taps above, double base unit beneath. Further matching range of floor mounted cupboard units and drawers, contrasting grey roll edge working surfaces above, tiled splashbacks. Appliance recess points, electric cooker with a stainless steel chimney extractor above included, plumbing for an automatic washing machine (included). Grey woodgrain laminate wood strip flooring, wired in heat detector, wall mounted gas condensing combination boiler for central heating and domestic hot water.



FIRST FLOOR LANDING

With wired in smoke alarm, loft access, door to

BEDROOM ONE TO FRONT

12'1" x 12'5" (3.70 x 3.79)

With grey wood grain laminate strip flooring, radiator, coving to ceiling. Fitted open hanging rails to the alcoves.



BEDROOM TWO TO REAR

9'4" x 12'7" (2.87 x 3.84)

With feature original Victorian white cast iron fireplace, open hanging rails to side alcove, grey wood grain laminate strip flooring, radiator. Built in storage cupboard with fitted shelving over the stairway.



REFITTED BATHROOM TO REAR

6'3" x 12'6" (1.92 x 3.82)

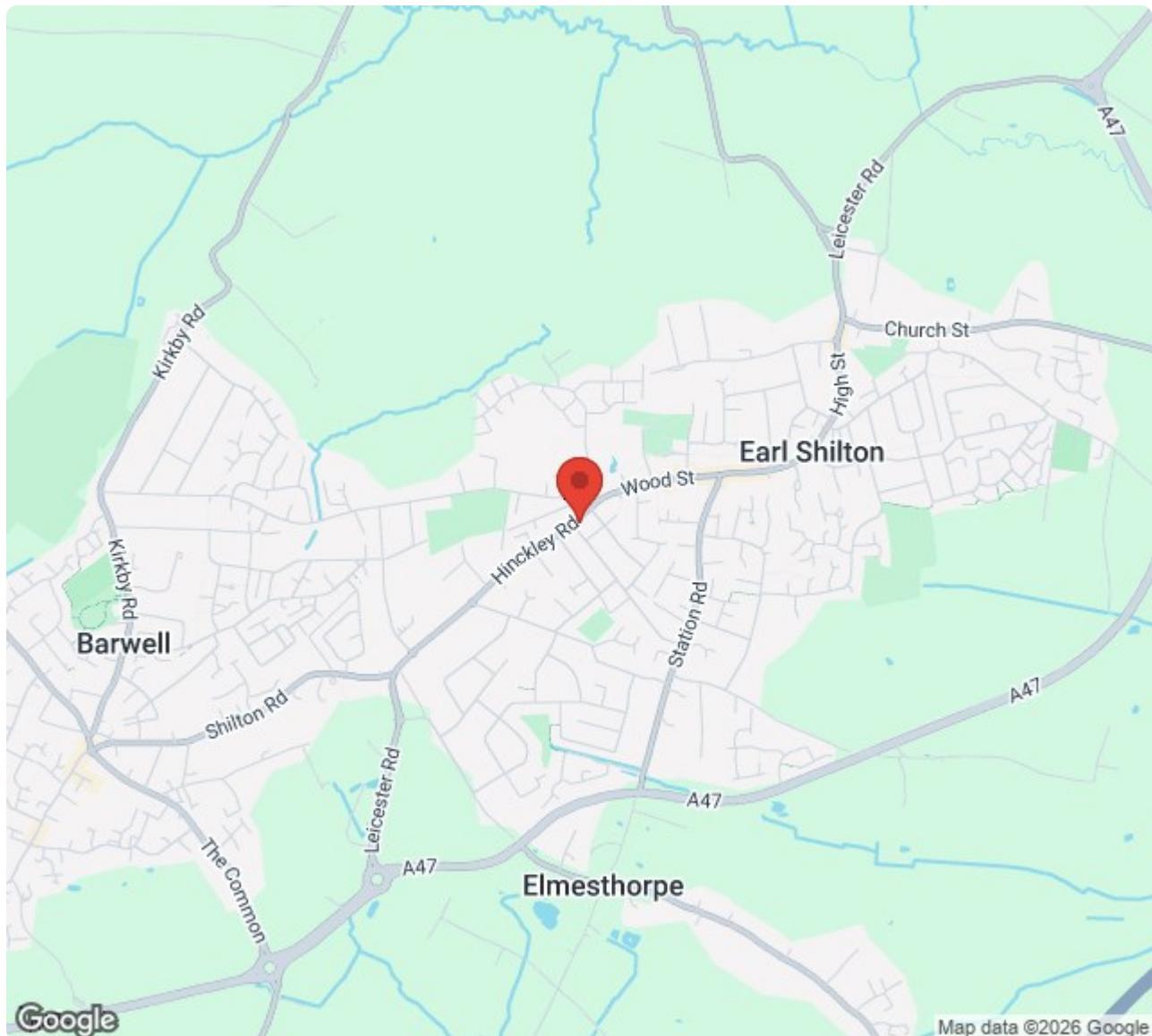
With white suite consisting of double ended panel bath, mixer tap and shower above, pedestal wash hand basin, low level WC. Decorative waterproof panelled walling, grey wood grain laminate strip flooring, radiator.



OUTSIDE

The property is set back from the road, a shared pedestrian access leads through timber gate leading to a fully fenced enclosed rear garden which has a slabbed rear yard. Attached to the rear of the house is a brick store with outside tap beyond which is a fully fenced rear garden which has a sunny aspect, principally hard landscaped with central paved area and patio with surrounding raised beds. To the top of the garden is a shed.

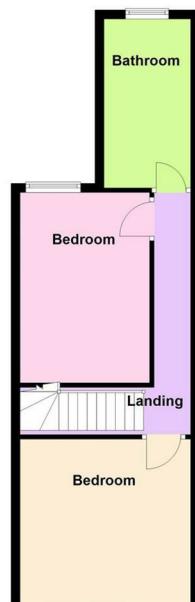




Ground Floor



First Floor



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs (92 plus) A	81
(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 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	