



29 Hinckley Road, Hinckley, LE10 2AF

£235,000

**** NO CHAIN **** Situated within a quiet and highly desirable development in Burbage, this superb two-bedroom townhouse has been maintained to an excellent standard throughout.

The well-appointed accommodation briefly comprises an entrance hallway, a spacious living/dining room, a modern fitted kitchen, and a convenient ground floor W/C. To the first floor are two double bedrooms and a stylish family bathroom.

Externally, the property benefits from an enclosed rear garden—ideal for relaxing or entertaining—and driveway parking.

Early viewing is highly recommended to fully appreciate the quality and location of this fantastic home.

Entrance

With a door to the ground floor w/c, and living room.

Open Plan Living / Dining Kitchen

This well-proportioned open-plan space is filled with natural light from dual-aspect windows and French doors leading to the rear garden.

The living space offers generous room for both lounge and dining furniture, with stairs rising to the first floor and a useful understairs storage cupboard.

The contemporary kitchen is fitted with a high-quality range of wall and base units, complemented by sleek work surfaces and matching upstands. Integrated appliances include an electric oven, hob with extractor hood, as well as a dishwasher and fridge/freezer.

W/c

With a window to the front aspect, fitted with a low level w/c and wash basin.

Ground Floor Wc

First Floor Landing

With a window to the front aspect, fitted storage cupboard and doors off to all first floor accommodation.

Bedroom One

With a window to the rear aspect and a fitted wardrobe.

Bedroom Two

With a window to the rear aspect.

Bathroom

With a window to the front aspect, fitted with a low level w/c, wash basin and a bath with shower over and glass screen.

Outside

The enclosed and low maintenance rear garden is laid largely to a paved finish with a useful timber built shed.

To the front of the property is a blockpaved driveway.

Offer Procedure

If you are obtaining a mortgage on this property, one of our qualified mortgage consultants will contact you to qualify the offer on behalf of our vendors.

In order to satisfy money laundering regulations Carlton Estates are required to carry out checks to verify each party's identity.

Mortgages

Independent Mortgage advice is available through this office. If you wish to speak to our Independent Financial Adviser, please call our office to arrange an appointment.

Thinking of Selling?

IF YOU ARE THINKING OF SELLING YOUR PROPERTY
LET OUR LOCAL KNOWLEDGE AND EXPERIENCE WORK FOR YOU!

Carlton Estates are an independent and family run estate agency specialising in the local market, having a reputation for quality, service and customer care.

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- * THE local agent
- * FREE market appraisal
- * REALISTIC valuations based on local market knowledge

* EXTENSIVE advertising for maximum exposure

* COMPETITIVE fees

* REGULAR client feedback

* MORTGAGE advice available

* NO sale no fee

* ACCOMPANIED viewing's where necessary

* INTERNET advertising to include, Rightmove, ONTHEMARKET, FindaProperty and our own www.carltonestates.co.uk

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Notes For Purchasers

While every reasonable effort is made to ensure the accuracy of descriptions and content, we should make you aware of the following guidance or limitations.

(1) MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your cooperation in order that there will be no delay in agreeing the sale.

(2) These particulars do not constitute part or all of an offer or contract.

(3) The measurements indicated are supplied for guidance only and as such must be considered incorrect.

(4) Potential buyers are advised to recheck the measurements before committing to any expense.

(5) Carlton Estates (Narborough) Ltd has not tested any apparatus, equipment, fixtures, fittings, or services and it is in the buyer's interests to check the working condition of any appliances.

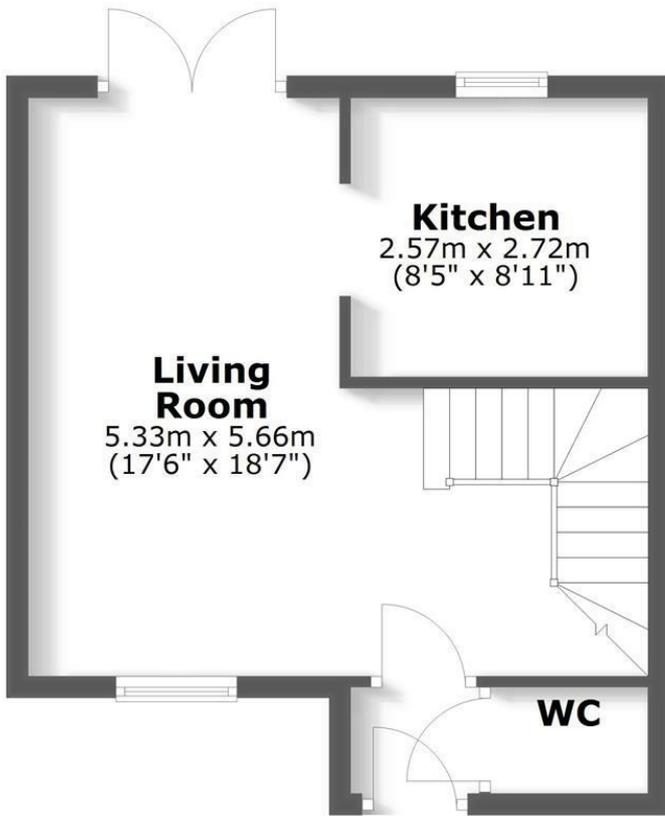
Opening Hours

MONDAY - FRIDAY : 9:00am - 17:30pm SATURDAY : 10:00am - 14:00pm



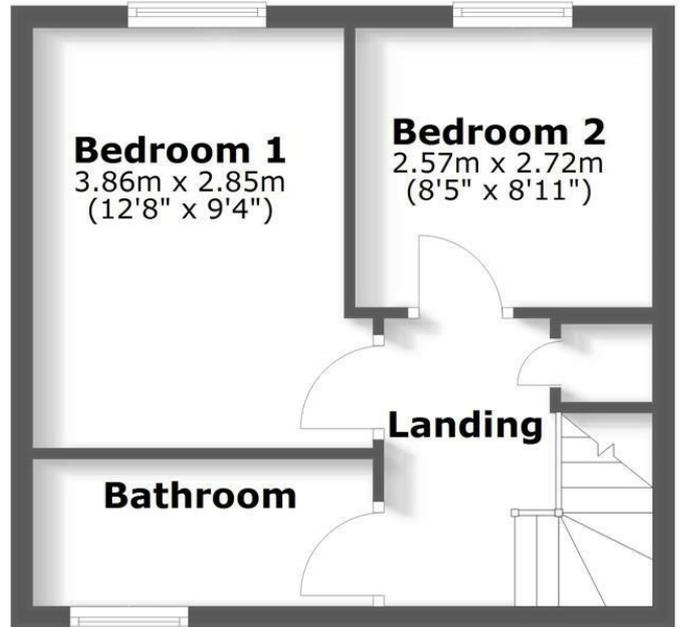
Ground Floor

Approx. 33.0 sq. metres (355.4 sq. feet)

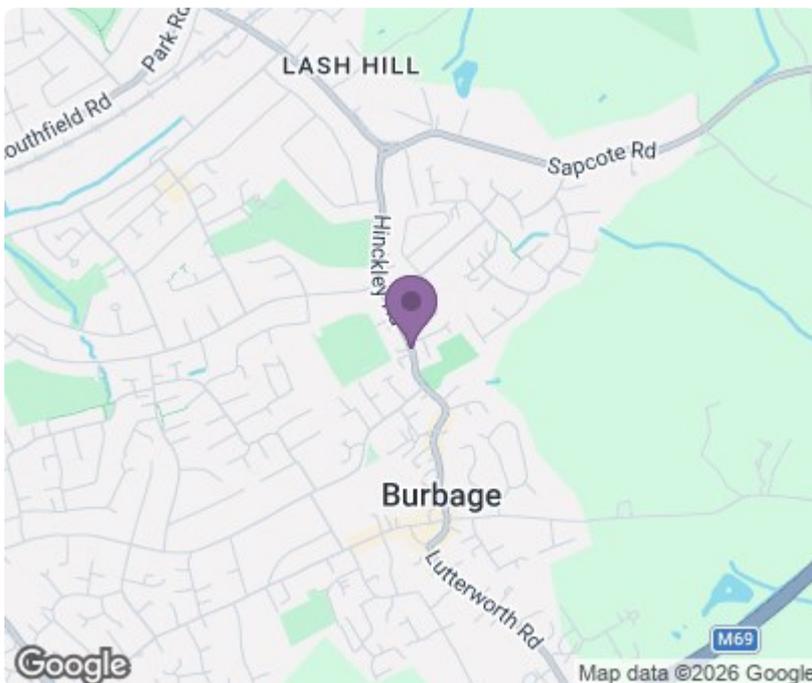


First Floor

Approx. 30.1 sq. metres (323.9 sq. feet)



Total area: approx. 63.1 sq. metres (679.2 sq. feet)



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