



## 17a Forest Road

, Hinckley, LE10 1HA

£895 Per Calendar Month



Tastefully decorated 2 double bedroom mid terraced house in popular location. PVCu double glazed, gas central heated, established some 90' rear garden, potential off road parking and PVCu fascia and soffit.



Reception hall 4'6" x 3'10" (1.36 x 1.17)

Staircase to first floor, radiator, laminate floor, obscure double glazed door and smoke alarm.

Attractive Lounge 13'1"(max)11'2"(min)x12'2"(max)11'0"(min) (3.99(max)3.40(min)x3.71(max)3.35(min))

Laminate floor, walk in PVCu double glazed bay window, central heating radiators, under stairs cupboard, down lights to ceiling and coving.

14'10"(max)10'1"(min) x 12'8"(max)9'6"(min) (4.53(max)3.08(min) x 3.86(max)2.89(min))

1½ bowled stainless steel sink unit, range of attractive base and wall units(10 base to include carousel unit and 4 wall) finished in saga with contrasting bevelled edge work surfaces and island breakfast bar with integral induction hob, split level electric fan assisted oven, extractor hood (ducted), fitted dishwasher, fitted washing machine, two tall cupboards with integral shelving, laminate floor, wall mounted combination gas fired boiler Ideal Instant 24, down lights to ceiling, twin PVCu double glazed french doors, obscure PVCu double glazed window and ceramic wall tiling.

Landing 8'8"(max)2'7"(min)x7'7"(max)4'5"(min) (2.64(max)0.78(min)x2.30(max)1.34(min))

Down lights to ceiling.

Bedroom 1 (front) 13'2"(max)11'3"(min) x 12'0"(max)7'3"(min) (4.02(max)3.42(min) x 3.66(max)2.21(min))

Walk in PVCu double bay window, central radiator, down lights to the ceiling and coving.

Dressing room (front) 4'11" x 4'0" (1.49 x 1.22)

PVCu double glazed window, radiator and coving.

Bedroom 2 (rear) 10'10"(max)7'7"(min) x 10'2"(max)8'10"(min) (3.31(max)2.31(min) x 3.09(max)2.68(min))

PVCu double glazed window, radiator, down lights to the ceiling, coving, roof hatch leading partially board roof void via retractable ladder.

Modern Shower Room (rear) 7'6" xs 5'6" (2.29 xs 1.67)

Corner shower cubicle (fully tiled) with chrome mixer shower and curved glazed side door, low flush wc, wash hand basin in vanity unit, ceramic wall tiling, PVCu obscure double glazed window, ceramic tiled floor, down lights to ceiling and wall mirror with LED lighting.

Enclosed rear garden some 90'in length.

Established lawn, paved patio, garden shed, water tap, security light, integral side passageway (gated and secure).

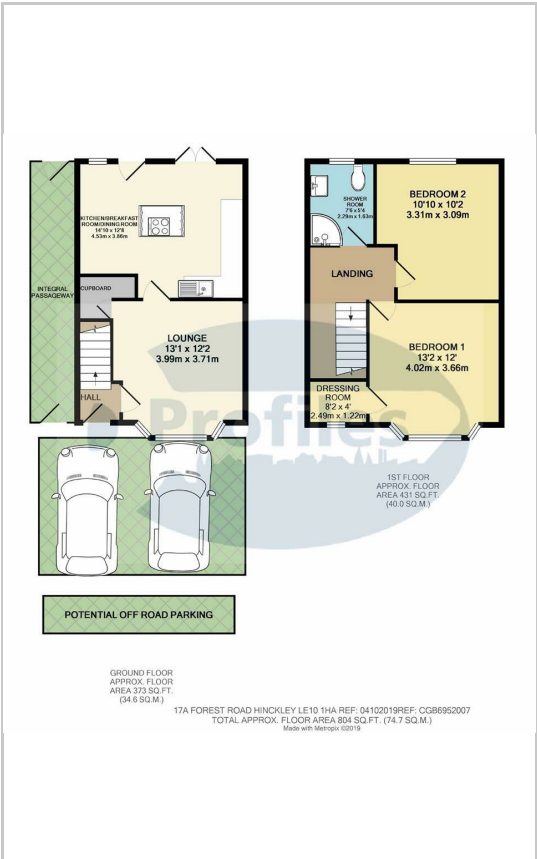
Front garden

Block paved with potential for parking for 2 two cars.

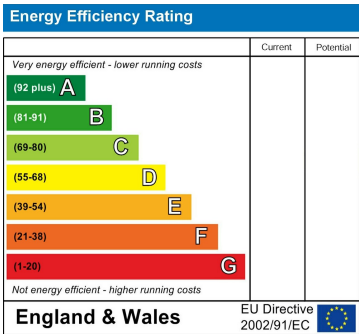
Area Map



Floor Plans



Energy Efficiency Graph



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