



8 Lilleys Yard

, Hinckley, LE10 1RD

£1,200 Per Month



A show standard, traditional styled, semi detached house in an attractive courtyard location, within walking distance of Hinckley town centre. PVCu double glazed, gas central heating, condensing combi, 2 double bedrooms, both with en suite shower, modern fully fitted breakfast kitchen and allocated parking space. **MUST BE VIEWED.**



Reception Hall 14'1" x 6'1" (4.30 x 1.85)

Double glazed composite door, radiator, laminate floor and staircase to first floor.

Guest Cloakroom 5'0" x 2'7" (1.52 x 0.78)

Corner wash hand basin, wc and laminate floor.

Luxury fitted breakfast Kitchen 14'2" x 6'7" (4.31 x 2.00)

Stainless steel sink unit, range of attractive base and wall units, 8 base, including pan drawer and 6 wall units, finished in high gloss, associated work surfaces, split level hob, electric fan assisted oven, extractor hood, integrated dishwasher, washer/ dryer, fitted fridge, fitted freezer, smoke detector and down lights to ceiling.

Lounge

First floor Landing 13'9" x 5'3" (4.20 x 1.60)

Side PVCu double glazed window, roof void access and smoke alarm.

Bedroom 1 (rear) 13'9" x 11'10" (4.20 x 3.61)

Twin double glazed french doors with Juliet balcony, PVCu double glazed windows, radiator and fitted wardrobe.

En suite Shower 8'5" x 2'11" (2.57 x 0.90)

Low flush wc, wash hand basin, fitted shower cubicle with chrome mixer shower, down lights to ceiling and extractor fan.

Bedroom 2 (front) 13'9" x 8'6" (4.20 x 2.60)

PVCu double glazed window and radiator.

En suite Shower (side) 9'6" x 2'11" (2.89 x 0.90)

Fitted shower with chrome mixer shower, wc, wash hand basin, extractor fan and radiator.

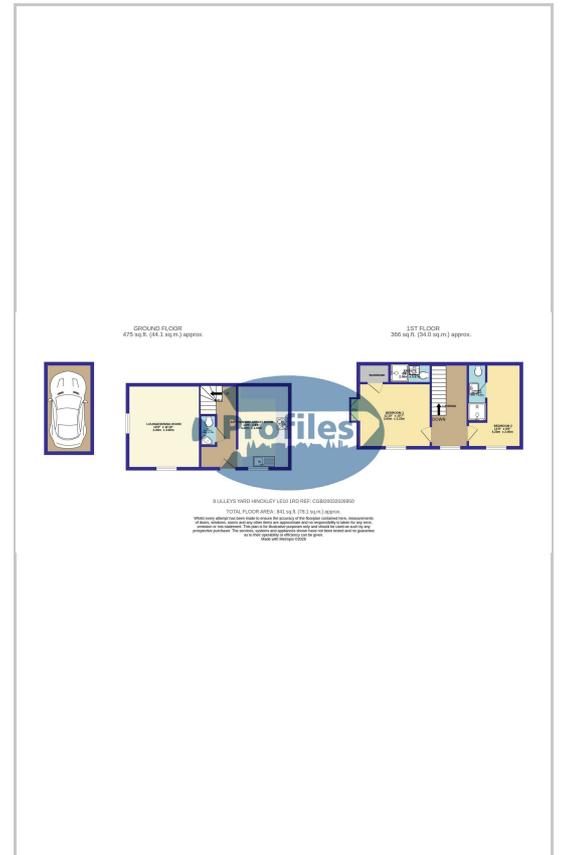
Outside

Allocated parking space.

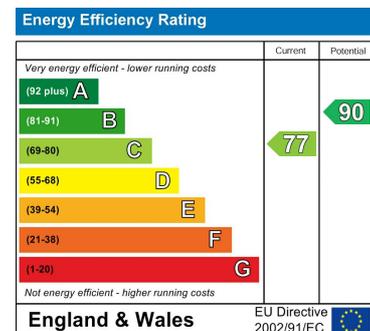
Area Map



Floor Plans



Energy Efficiency Graph



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