



Profiles Estate Agents

3 Lilleys Yard

, Hinckley, LE10 1RD

£800 Per Month



A first floor luxury two bed roomed maisonette, ideally located within minutes walking distance of Hinckley town centre and all local amenities. Additional benefits of gas fired central heating, PVC double glazed and parking space, modern bathroom with shower and juliet balcony.



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Separate ground floor entrance 12'11" x 4'10" (3.96 x 1.49)

Ceramic tiled floor, hardwood multi panelled door, easy tread staircase leading to the first floor, 2 wall light points and radiator.

First floor inner hallway 11'10" x 3'1" (3.61 x 0.96)

Laminate floor and PVCu double glazed window.

Modern kitchen (front) 8'10" x 7'11" (2.70 x 2.43)

Stainless steel sink unit, range of base and wall units (6 base and 4 wall), associated work surfaces, wall mounted fan assisted gas fired combination boiler (Baxi), laminate floor and PVCu double glazed window.

Dining room / lounge (front) 12'4" x 11'10" (3.77 x 3.63)

PVCu double glazed window, laminate floor, radiator and double glazed patio door leading a Juliet balcony.

Bedroom 1 (front) 11'11" x 10'8" (3.65 x 3.27)

PVCu double glazed wind and radiator.

Bedroom 2 (front) 10'2" x 8'5" (3.11 x 2.57)

PVCu double glazed window, radiator and fitted wardrobe.

Modern bathroom (side) 8'0" x 6'0" (2.46 x 1.85)

Full suite in white, panel bath with chrome mixer shower, wash hand basin, low flush wc, laminate floor, extractor fan and sun port.

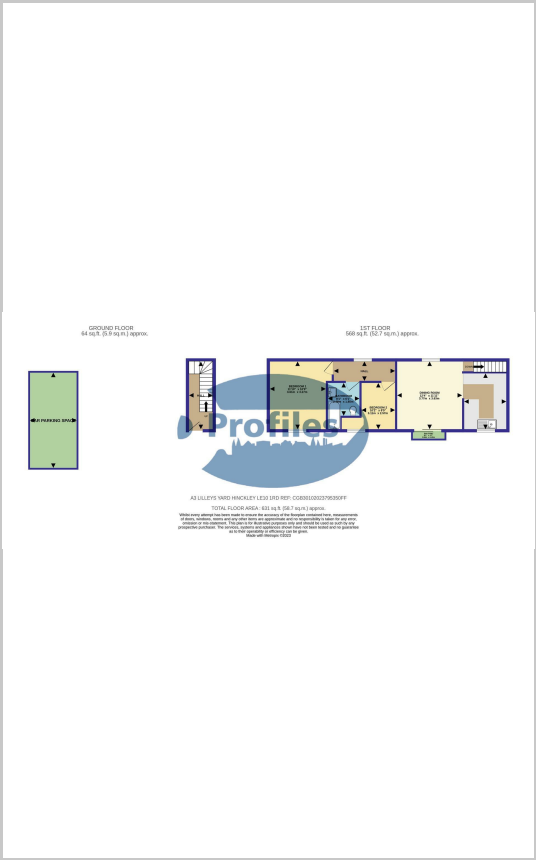
Outside

Parking available.

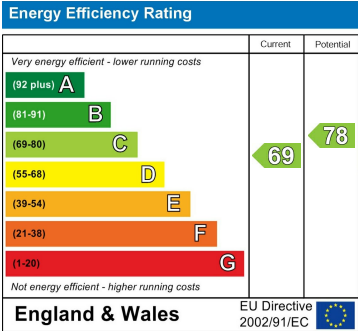
Area Map



Floor Plans



Energy Efficiency Graph



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