



## 134 Queens Road

, Hinckley, LE10 1EE

Offers In The Region Of £175,000



A cottage styled show standard 2 bedroom, 2 reception roomed mid terraced house. The property has been maintained to the highest standard and must be viewed. Addition benefits of gas central heating (combination boiler), PVCu double glazed windows, modern kitchen, spacious bathroom with shower. Enclosed lawn rear garden and paved yard.

Ideally located within walking distance of Hinckley town centre and all local amenities. Accessible for commuting to all major road links such as the A5, M69, M1 and M6.  
NO CHAIN.





**Attractive lounge (front) 11'2" x 10'1" (3.41 x 3.09)**  
PVCu double glazed window, obscure PVCu double glazed door, feature open hearth fire with cast iron grate, fitted double base cupboard, coving and radiator with cover.

**Spacious dining room (rear) 15'11" (max) x 10'1"(max) (4.86 (max) x 3.08(max))**  
PVCu double glazed window, radiator, under stairs cupboard, radiator fitted cupboard, fitted wall cabinet with glazed display and integral base draw.

**Modern fitted kitchen (rear) 12'0" x 5'7" (3.68 x 1.71)**  
Stainless steel sink unit, range of attractive base and wall units (3 base and 4 wall), associated work surfaces, plumbing for a washing machine, split level gas hob, electric fan assisted oven, extractor hood, obscure PVCu double glazed door, radiator, coving and PVCu double glazed door.

**First floor landing 16'0" x 9'1" (4.88 x 2.79)**

**Bedroom 1 ( front) 11'11" x 11'2" (3.64 x 3.42)**  
Fitted double wardrobe, built-in cupboard, radiator and PVCu double glazed window.

**Bedroom 2 (rear) 12'2" x 8'9" (3.71 x 2.67)**  
PVCu double glazed window, radiator, ornate fireplace, fitted triple wardrobes and twin base drawers,

**Modern bathroom (rear) 12'6" x 5'7" (3.82 x 1.71)**  
Full suite in white, comprising of panel bath with a chrome mixer shower, wash hand basin, low flush wc, ceramic tiled floor, obscure PVCu double glazed window, ceramic tiled wall, fitted cupboard with a wall mounted gas fire combination boiler (BIASI) and radiator.

**Outside**  
Enclosed rear paved yard, pedestrian rear access, enclosed lawn garden., water tap.

Enclosed fore garden.

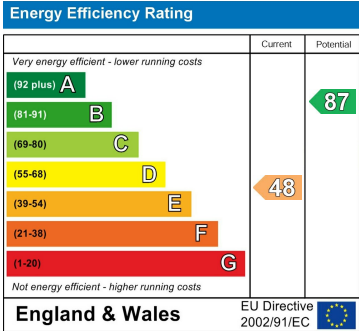
Area Map



Floor Plans



Energy Efficiency Graph



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