



34 John Nichols Street

, Hinckley, LE10 0LD

Offers In The Region Of £215,000



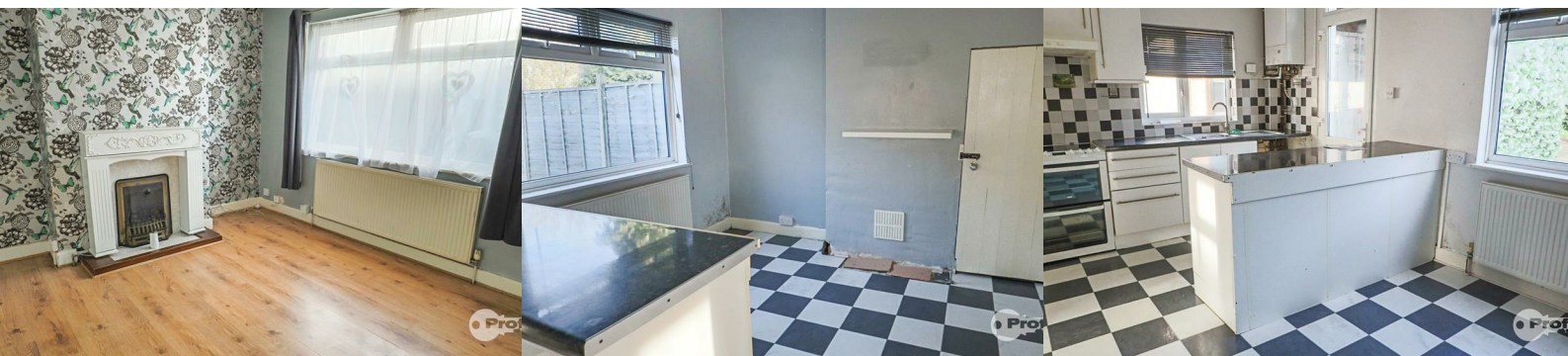
A traditional, 3 bedroom semi detached house. The property has the additional benefits of gas central heating, PVCu double glazing, attractive lounge, spacious breakfast /kitchen/dining room, bathroom with shower, front garden with driveway, side driveway, established picturesque rear garden etc..

The property is ideally located close to all local amenities, including, local shops, schools and regular transport services.

All major road links, such as the A5, M69, M1 and M6 are within reasonable commuting distance from the property..

MUST BE VIEWED.

NO CHAIN.



Reception hall. 4'2" x 3'10". (1.29 x 1.19.)

Obscure PVCu double glazed door and radiator.

Attractive lounge (front). 13'9" (max) x 11'3" (max). (4.21 (max) x 3.44 (max).)

PVCu double glazed window, radiator, laminate floor and room sealed gas fire.

Spacious breakfast kitchen/dining room (rear) 16'0" x 14'5" (max). (4.88 x 4.40 (max).)

Stainless steel sink, range of attractive base and wall units (6 base and 3 wall) associated work surfaces, integral breakfast bar, PVCu double glazed windows, laminate floor, under stairs cupboard with PVCu double glazed side window, radiator, plumbing for a washing machine and a wall mounted gas fired ideal combination boiler.

First floor landing. 8'9" (max) x 6'10" (max). (2.67 (max) x 2.09 (max).)

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

Bathroom (front). 6'2" x 5'6". (1.89 x 1.69.)

Full suite in white, panel bath with an electric shower, wash hand basin and wc, ladder style radiator and obscure PVCu double glazed window.

Bedroom 1 (front). 11'6" x 9'10". (3.51 x 3.02.)

PVCu double glazed window and radiator.

Bedroom 2 (rear). 11'0" x 8'11". (3.37 x 2.74.)

PVCu double glazed window and radiator.;

Bedroom 3 (rear). 7'8" x 6'6";62'4" (2.35 x 2.;19.)

PVCu double glazed window and radiator.

Outside.

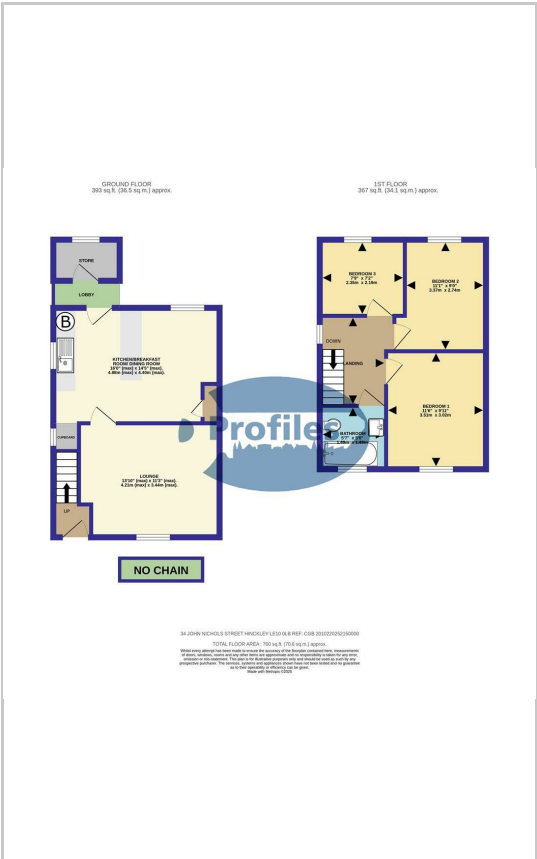
Front garden with double width driveway, additional parking is available to the side of the property.

Enclosed picturesque established rear garden, with lawn, patio area and gated side access
Brick store.
Timber shed.

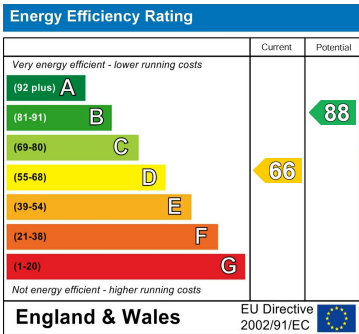
Area Map



Floor Plans



Energy Efficiency Graph



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