



9 Merry Hurst Place

, Hinckley, LE10 0FG

Offers In The Region Of £199,950



A modern deceptively spacious two bed roomed mid town house situated at the head of a picturesque cul de sac. The property has the additional benefit of gas central heating, condensing boiler, PVCu double glazing, fitted kitchen, spacious lounge, full width conservatory, modern bathroom with shower, gardens front and rear, allocated car parking space.

The property is ideally located close to all local amenities and accessible for commuting to all major roads links such as the A5, M69, M1 and M6.

MUST BE VIEWED

NO CHAIN



Canopy Porch

Reception Hall 9'10" x 7'0" (3.02 x 2.15)

Having staircase with spindle balustrade to first floor, radiator, coving, smoke alarm, obscure double glazed composite door.

Guest Cloakroom 6'0" x 2'9" (1.84 x 0.84)

Having wash hand basin in vanity unit with two base doors, low level flush wc, radiator and extractor fan.

Modern Kitchen (front) 10'0" x 5'8" (3.06 x 1.73)

Having stainless steel sink unit, range of base and wall units comprising of three base units, two wall units and associated work surfaces, split level gas hob, electric fan assisted oven and extractor hood, plumbing for washing machine, ceramic wall tiling, integral breakfast bar, wall mounted fan assisted condensing regular boiler (Ideal Logic Heat H15), carbon monoxide detector.

Spacious Lounge/Dining Room (rear) 16'2" (max) x 27'6" (max) (4.93 (max) x 8.4 (max))

Having PVCu double glazed french door, UPVC double glazed side window, laminate floor, double central heating radiator, single central heating radiator, understairs cupboard.

Conservatory (rear) 12'7" x 6'3" (3.84 x 1.93)

Having twin UPVC double glazed french doors, PVCu double glazed windows, double glazed polycarbonate roof.

First Floor

Landing

Having roof void access.

Bedroom 1 (rear) 12'7" (max) x 10'1" (3.84 (max) x 3.08)

Having fitted twin double wardrobes, UPVC double glazed window, radiator.

Bedroom 2 (front) 12'7" x 10'0" (3.84 x 3.07)

Having PVCu double glazed window, radiator, airing cupboard.

Modern Bathroom (side) 5'11" x 5'8" (1.81 x 1.73)

Having full suite in white comprising of panelled bath with mixer shower, wash hand. basin, low level flush wc, radiator, ceramic wall tiling, extractor fan.

Outside

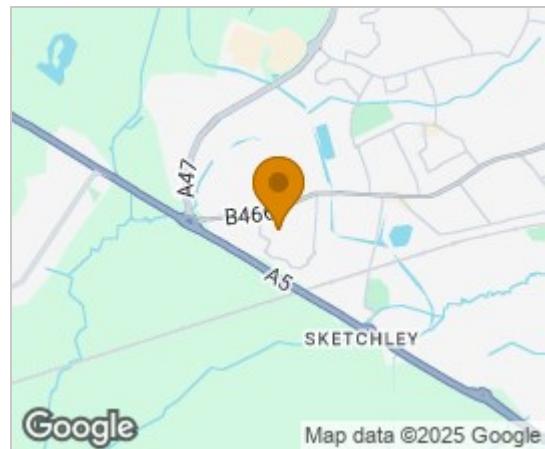
Low Maintenance Front Garden

Enclosed Rear Garden

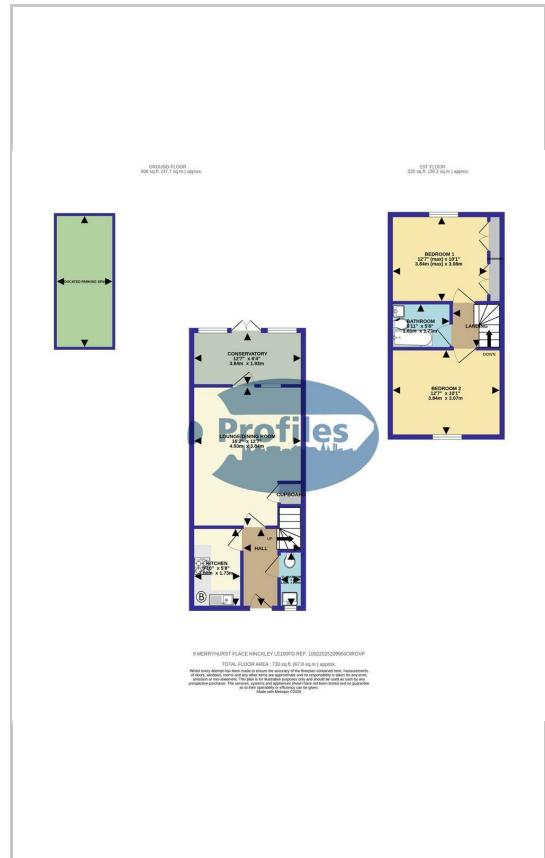
Having decking, established lawn, pedestrian rights of access.

Allocated Car Parking Space

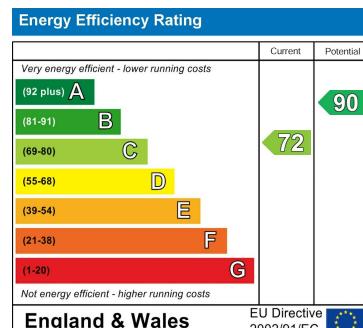
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.