



## 2 Mount Road

, Hinckley, LE10 1AE

Offers In The Region Of £320,000



### NO CHAIN

A bespoke designed two bedroomed detached bungalow, situated in sought after town centre location, having the benefit of PVCu double glazing, gas fired central heating, tiered rear garden, driveway, garage, fully boarded roof void with the potential to convert into further family accommodation.

This property is ideally located, a short walk from Hinckley town centre, close to local amenities and accessible for commuting to all major road links such as M42, M69, M1, M6 & A5.

VIEWING ESSENTIAL.



### Fully Enclosed Porch 5'11" x 3'2" (1.80 x 0.96)

With terrazzo tiled floor and twin doors.

### Entrance Hall 20'8" x 9'4" (6.29 x 2.84)

With double radiator, oak parquet block flooring, roof void access leading to fully boarded roof void via retractable aluminium ladder.

### Fully Boarded Roof Void 11'5" x 18'8" (3.49 x 5.70)

Boarded area with potential to convert- approx 3.49m x 5.70m with PVCu double glazed window, radiator, store cupboard off with wall mounted gas fired Greenstar condensing combination boiler.

Storage to eaves approximately 5.30m x 2.32m

### Guest Cloakroom 6'1" x 3'1" (1.86 x 0.93)

With corner WHB, low flush WC, radiator and obscure PVCu double glazed window.

### Kitchen/Breakfast Room 12'1" x 12'0" (3.69 x 3.65)

With PVCu double glazed window, side door, walk in pantry, terrazzo tiled floor, one and a half bowled stainless steel sink unit, range of base and wall units (4 base and 4 wall) extractor hood, gas hob, electric oven, twin radiators and fitted double cupboard.

### Shower Room (rear) 8'6" x 6'0" (2.59 x 1.84)

With WHB fitted shower cubicle electric shower, radiator and ceramic tiled floor.

### Lounge/Dining Room (rear) 20'0" x 13'11" (6.09 x 4.25)

Dual aspect with PVCu double glazed windows to rear and side, radiator, 2 wall light points, picture rail, feature open hearth fire in attractive slate surround with raised contrasting hearth.

### Bedroom 1 (front) 15'1" (max) x 14'1" (max) (4.60 (max) x 4.30 (max))

With PVCu double glazed window, oak parquet block flooring, radiator and fitted double wardrobe.

### Bedroom 2 (front) 15'9" x 11'0" (4.81 x 3.35)

PVCu double glazed window, radiator and two wall light points.

### Outside

Enclosed tiered rear garden with paved patio

### Integral Passage

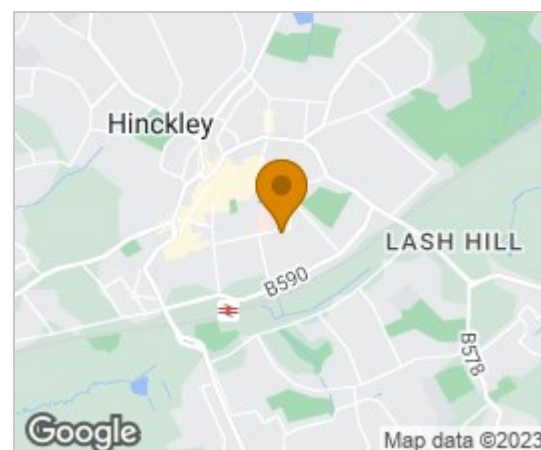
### Garage 18'10" x 10'9" (5.73 x 3.27)

With up and over door, leading to separate WC (1.50m x 0.94m) and brick store.

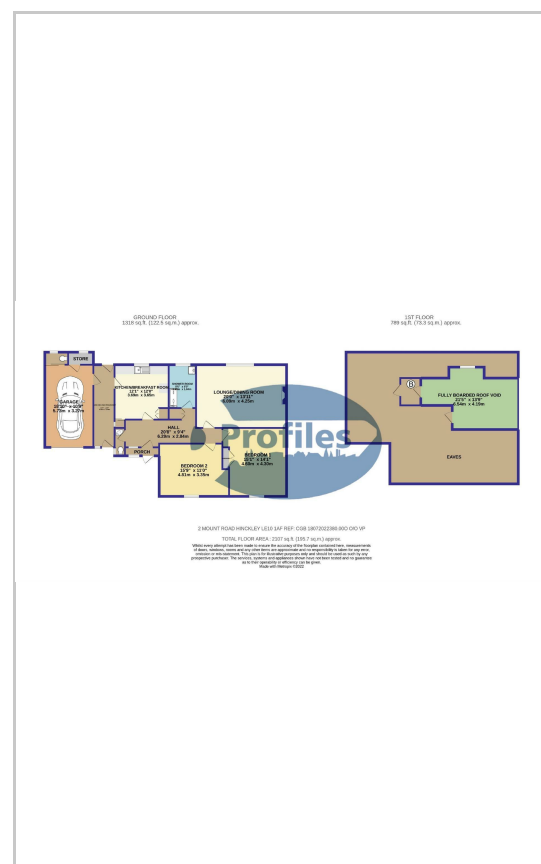
Block paved driveway with parking for 2-3 cars.

Enclosed fore garden having potential for further parking.

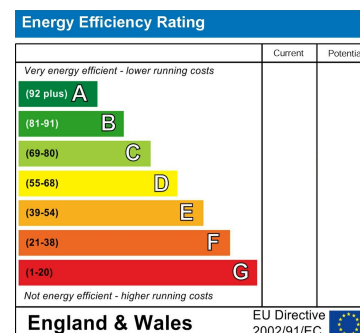
### Area Map



### Floor Plans



### Energy Efficiency Graph



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