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PROPERTY MISDESCRIPTIONS ACT 1991



# 49 Druid Street, Hinckley, LE10 1QG

Offers In The Region Of £195,000

A modern show standard two double bedroomed mid town house within walking distance of Hinckley town centre, The property has the benefit of gas central heating (condensing combination boiler), PVCu double glazed, modern fitted kitchen, luxury bathroom with shower, and allocated car parking space. Ideally located close to all local amenities, whilst being accessible for commuting to all major road links, such as the A5, M69, M1 and M6. Must be viewed. NO CHAIN.

## Reception hall

12'2" x 6'2"  
Tiled floor, radiator, smoke detector, easy tread staircase to first floor and composite door.

## Modern kitchen (front)

8'4" x 7'6"  
PVCu double glazed picture window, stainless steel sink unit, range of attractive base and wall units finished in 'high gloss' white with contrasting work surfaces, ceramic hob, electric fan assisted oven, extractor fan, fitted dish washer, a wall mounted gas fired condensing combination boiler (Ideal Combi C24), plumbing for washing machine, ceramic wall tiling and tiled floor.



## Guest cloakroom

7'6" x 3'2"  
Radiator, wash hand basin with tiled splash back, low flush w.c, tiled floor, radiator and extractor fan.



## Lounge/dining room (rear)

14'1" x 13'0"  
PVCu double glazed French doors, double glazed picture window and radiator,



## Bedroom 2 (front)

14'0" x 7'5"  
PVCu double glazed picture window and radiator.



## Luxury Bathroom

7'7" x 6'7"  
Full suite in white comprising of panelled bath with chrome mixer shower, pedestal wash hand basin, low flush w.c, radiator, down lights to ceiling, LVT floor tiling, shaver point, obscure PVCu double glazed window.

## Outside

Having enclosed fore garden with wrought iron railings. Enclosed rear garden with paved patio, lawn, Rear vehicle access to an allocated parking space.

## General information

## First floor landing

Root void access and smoke detector.  
Bedroom 1 (rear)  
14'1" x 10'1"  
Radiator, PVCu double glazed window, fitted wardrobes and LVT floor.

