



6 York Road, Hinckley, LE10 0RH
£325,000 Freehold


MARTIN&CO

York Road, Hinckley

3 Bedrooms, 2 Bathroom

£325,000

- NO CHAIN AND VIEWING ADVISED
- A THREE BEDROOM DETACHED HOME
- EXTENDED AT THE SDE AND REAR
- GOOD SIZED KITCHEN/DINER
- SEPERATE UTILITY ROOM AND WC
- THREE BEDROOMS,ENSUITE AND FAMILY BATHROOM
- FRONT AND GOOD SIZED REAR GARDEN

NO CHAIN! AN EXTENDED THREE BEDROOM DETACHED HOME IN HINCKLEY. Comprising entrance hallway, lounge, kitchen/diner, utility and downstairs WC. First floor three bedrooms, family bathroom and ensuite. Front and rear gardens, off road parking and detached garage. VIEWING ADVISED!



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

ENTRANCE HALLWAY Providing access to the front lounge, rear kitchen diner and the first floor via carpeted stairs.

KITCHEN AREA 11' 4" x 9' 10" (3.46m x 3.00m)
Wooden fronted wall and base units with dark work surfaces. Electric double ovens, and gas hob. Light coloured cushion flooring.

DINING EXTENSION 11' 4" x 10' 8" (3.46m x 3.26m)
Having a light-coloured floor and access to the rear garden via a sliding double glazed door.

FRONT LOUNGE 12' 5" x 13' 5" (3.80m x 4.11m) A good sized lounge with double glazed window overlooking the front garden. Having a carpeted floor and decorated in a neutral colour.

FIRST FLOOR LANDING Providing access to all bedrooms and the family bathroom

SINGLE BEDROOM 7' 0" x 6' 7" (2.14m x 2.01m)
Single bedroom overlooking the front of the home. Having a double-glazed window and radiator.

REAR DOUBLE BEDROOM 12' 6" x 13' 4" (3.82m x 4.08m) Rear double bedroom overlooking the garden. Having a double-glazed window and carpeted floor.

FRONT DOUBLE BEDROOM 11' 9" x 10' 10" (3.60m x 3.31m) A good sized front double bedroom having built in wardrobes and access to the side extension ensuite.

SIDE EXTENSION ENSUITE SHOWER ROOM 6' 10" x 14' 2" (2.09m x 4.33m) Comprising a white suite of shower cubicle, WC, and sink.

FAMILY BATHROOM 7' 9" x 7' 5" (2.38m x 2.27m)
Comprising a white suite of shower cubicle, WC, and sink.

SINGLE DETACHED BRICK BUILT GARAGE 10' 0" x 22' 11" (3.06m x 7.0m) Brick built single garage with sliding wooden front door.

FRONT AND REAR GARDENS Off road parking with driveway, car port and single garage. Front lawned garden bordered by mature hedges. A large rear lawned garden bordered by mature trees, flower beds and hedges.









Approx Gross Internal Area
114 sq m / 1229 sq ft



Ground Floor
Approx 58 sq m / 622 sq ft



First Floor
Approx 56 sq m / 606 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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