



Ferness Road, Hinckley LE10 0TB

£180,000

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A very spacious and very well presented, two bedroom house which occupies a very generous plot with huge potential for extension (subject to planning permissions). The property, which has been improved and is presented to a high standard by the current owners, benefits from gas central heating & double glazing. In brief, the accommodation comprises, reception hall, spacious lounge, large consevatory and a lovely refitted kitchen. on the first floor there are two good sized bedrooms and a refitted shower room. Outside, there is a large drive with ample parking. At the rear, there is a large patio area with lawned garden.



Enter Via Composite Door With Opaque Inset to

Enclosed Porch

With coats storage cupboard and further opaque door opening to

Reception Hall

With laminate flooring, radiator, coving to ceiling, stairs to first floor landing and opening to

Lounge

11'6 x 14'8 (3.51m x 4.47m)

With coving to ceiling, television point, feature fireplace with wooden surround, tiled backing, marble hearth and inset living flame effect gas fire, radiator, useful under stairs storage cupboard and sliding patio doors to

Re Fitted Kitchen

10'1 x 9'9 (3.07m x 2.97m)

With excellent range of contemporary base and wall units, roll edge work surfaces over, tiled splash backs , space and point for gas cooker, extractor over, inset one and a half drainer sink with mixer tap, space and plumbing for washing machine, porcelain tiled flooring, double glazed window to front and radiator.

Conservatory

12'3 x 9'5 (3.73m x 2.87m)

With laminate flooring, wall mounted electric heater, double glazed double doors, leading to rear garden.

First Floor Landing

With loft access, coving to ceiling, double glazed window to side, doors to

Master Bedroom

12'9 x 11'3 (3.89m x 3.43m)

with double glazed window, radiator, coving to ceiling and full run of built in wardrobes with drawers.

Bedroom Two

13'3 x 8'2 (4.04m x 2.49m)

With double glazed window, radiator and storage cupboard with boiler

Re Fitted Bathroom

With low level flush WC, vanity sink unit, walk in shower with glass shower screen, rain effect shower head, storage unit, opaque double glazed window, tiled splash back areas, wooden shutter blind, tiled flooring and towel radiator

Outside

To The Front Of The Property

With large gravel driveway, ample off road parking for several vehicles, potential for extension to the side subject to planning permission with gated side access.

Rear Garden

With large patio area, remainder of garden is laid to lawn, surrounding timber fencing and borders, garden shed, outside lighting,

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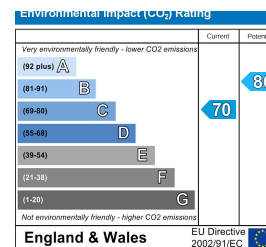
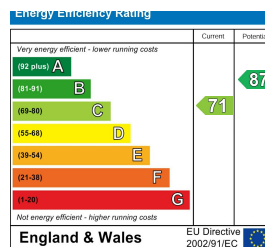


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