



## 39 PADDOCK WAY

HINCKLEY, LE10 0FJ

**£1,095 PCM**

Well presented three bedroom mid terrace home in this popular and sought after location, close to amenities and access routes. With double glazing and gas central heating, the property benefits from entrance lobby, cloakroom/WC, spacious lounge, fitted kitchen/dining room, first floor landing, master bedroom with en-suite shower room, two further bedrooms and family bathroom. Externally is off road parking and enclosed rear garden. Available now, sadly no pets. Energy rating C, Council tax band B, Deposit £1250.00



## 39 PADDOCK WAY

- Three bedroom mid town house
- Highly popular location
- Gas c/heating & D/glazing
- Spacious lounge
- Fitted kitchen/diner
- Master bed with en-suite
- Enclosed garden and off road parking
- Council tax B, Energy Rating C, Deposit £1250.00
- Un-furnished, available now
- Sadly no pets



### Entrance Hall

With doors to;

### Cloakroom

With low level WC, wash basin and radiator

### Lounge

Double glazed window to front, radiator, stairs to first floor and door to;

### Kitchen/Diner

Double glazed window and door to rear garden, fitted with a range of eye and base level units, integral hob & oven with extractor over, plumbing for washing machine and radiator.

### First Floor Landing

Access to loft space and airing cupboard.

### Master bedroom

Double glazed window, radiator, built in double wardrobe.

### En-suite

with low level WC, wash basin and double shower cubicle with shower.

### Bedroom 2

Double glazed window and radiator

### Bedroom 3

Double glazed window and radiator

### Family Bathroom

Fitted suite with low level WC, wash basin and panelled bath.

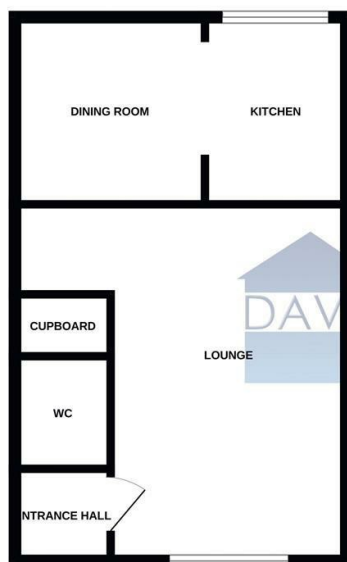
### Extrenally

To the front is low maintenance fore garden and off road parking. To the rear is an enclosed garden, laid mainly to lawn with patio area.

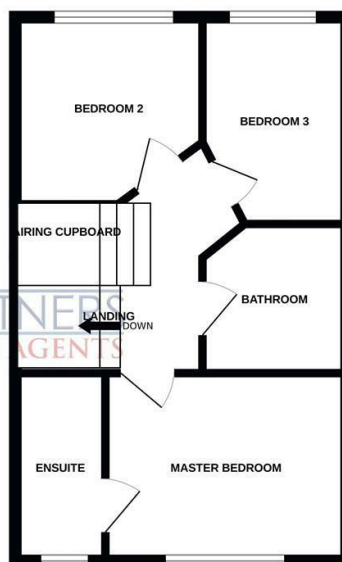
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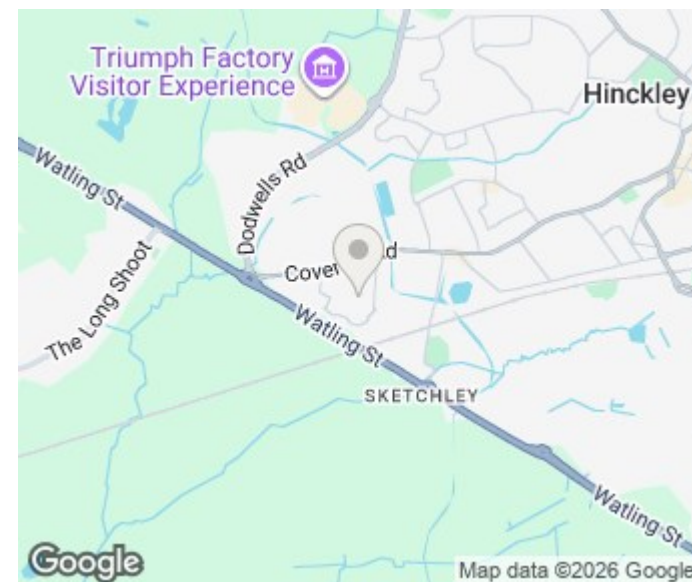
GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

**EPC Rating:**      **Council Tax Band: B**

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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