



92 Trinity Lane, Hinckley, LE10 0BJ  
£145,000

wards  
Residential

Freehold

**NO CHAIN.** In need of modernisation, a spacious traditional two bedroom mid terrace, located in Hinckley town centre. The property is ideal for first time buyers, investors and anyone looking to downsize. The accommodation comprises of the following: Living Room, Dining Room, Kitchen with a range of base and wall units and Bathroom. First Floor - 2 Double Bedrooms. Second Floor - Loft Room. Outside - Courtyard area and separate Garden. Additionally this property benefits from having both gas fired central heating and double glazing.

### Living Room

**4.02 x 3.8 Metres**

UPVC front door and UPVC double glazed bay window to the front elevation. Feature fireplace with tiled surround and hearth with carpeted flooring.

### Dining Room

**3.8 x 3.67 Metres**

UPVC front door and UPVC double glazed bay window to the rear elevation. Feature fireplace and access to an under stairs storage cupboard.



## **Kitchen**

**3.45 x 2.12 Meters**

Galley kitchen comprising wooden wall and base units with contrasting working surfaces. Stainless steel sink with drainer and tiled around around working surfaces. Space for kitchen appliances including cooker and fridge/freezer and plumbing for a washing machine. UPVC double glazed window to the side elevation.

## **Bathroom**

**2.12 x 1.77 Meters**

With a newly fitted three-piece suite comprising low flush WC, wall hung vanity sink and bath with shower over. Tiled around wet areas and UPVC double glazed window to the side elevation.





### **Bedroom 1**

**3.8 x 3.63 Meters**

With UPVC double glazed window to the front elevation and carpeted flooring.

### **Bedroom 2**

**3.8 x 3.67 Meters**

UPVC double glazed window to the rear elevation over stairs storage cupboard and boiler cupboard with carpeted flooring.

### **Loft Room**

**4.63 x 3.8 Meters**

With UPVC double glazed window to the front elevation.



## Outside

Paved easy maintenance courtyard enclosed with timber fencing. Additional rear garden behind.



**EPC Rating - D (56)**

**Council Tax Band - A**

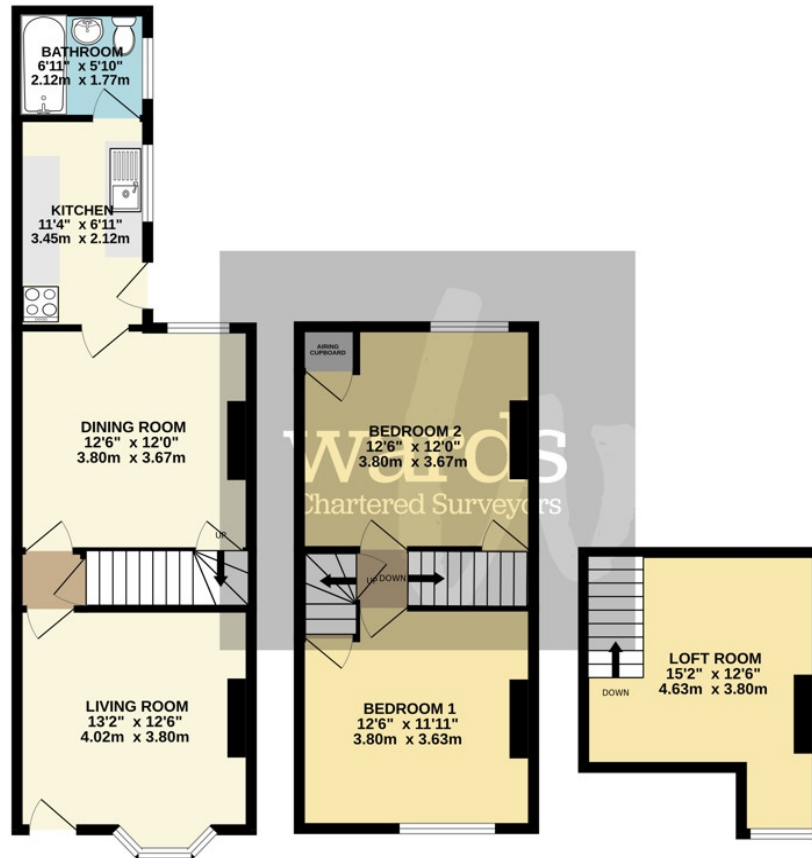
**Call 01455 251771 to make an appointment to view this property**



GROUND FLOOR  
454 sq.ft. (42.1 sq.m.) approx.

1ST FLOOR  
329 sq.ft. (30.6 sq.m.) approx.

2ND FLOOR  
155 sq.ft. (14.4 sq.m.) approx.



TOTAL FLOOR AREA: 938 sq.ft. (87.2 sq.m.) approx.

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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