



### Property Description

Wright & Wright are please to be able for sale this former three bedroom link detached property within easy access of town centre. Gas central heating and uPVC double glazing. Entrance hall, lounge/dining room (possible re-instatement of third bedroom), kitchen, large utility area/study (former garage). Two bedrooms, shower room. Gardens front and rear and off road parking. No chain.



**Hall**

having two ceiling light points, loft access, built in storage cupboard, central heating thermostat, single panelled radiator.

**Lounge/Dining Room** 5.70m x 3.93m (18' 8" x 12' 11")

having uPVC double glazed windows to side and rear aspects, two ceiling light points, coving, single panelled radiator.

**Kitchen** 3.67m x 2.17m (12' x 7' 1") Max

having uPVC double glazed window to front aspect, ceiling light point, range of wall and base units with work surfaces, over, 1 1/4 bowl drainer sink unit with mixer taps, gas cooker point, built in pantry and door to...

**Utility Area** 7.73m x 2.47m (25' 4" x 8' 1")

having light and power, uPVC double glazed window to front and rear aspect, part glazed door to rear.

**Bedroom One** 4.24m x 3.22m (13' 11" x 10' 7")

having uPVC double glazed windows to front and side aspect, single panelled radiator, and ceiling light point.

**Bedroom Two** 3.77m x 3.13m (12' 4" x 10' 3")

having uPVC double glazed window to rear aspect, single panelled radiator, and ceiling light point.

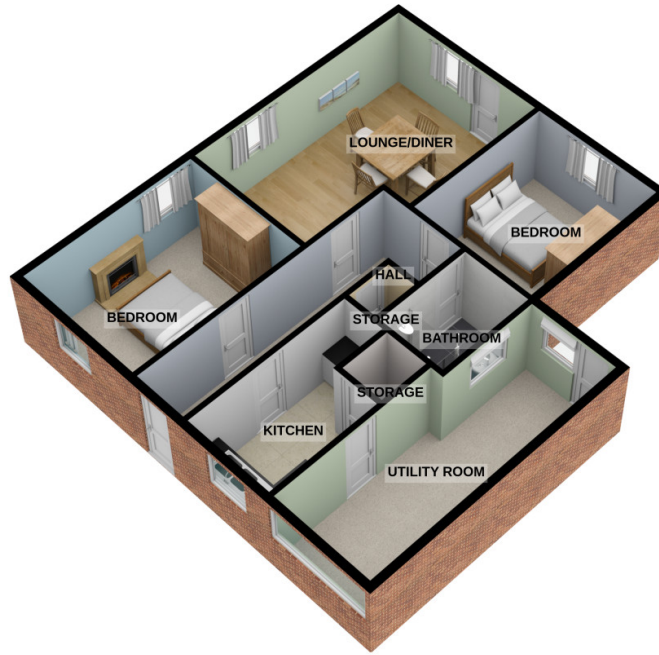
**Shower Room** 2.35m x 1.68m (7' 9" x 5' 6")

having uPVC double glazed window to side aspect, ceiling light point, single panelled radiator. Three piece suite comprising low level flush wc, wash hand basin and walk in shower cubicle.

**Outside**

Having drive to front and fore garden. Gated access leads to enclosed low maintenance garden with crazy paving and raised beds, water tap, external light and timber shed.

GROUND FLOOR  
897 sq.ft. (83.3 sq.m.) approx.



TOTAL FLOOR AREA : 897 sq.ft. (83.3 sq.m.) approx.

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.  
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49 Dean Road West  
HINCKLEY  
LE10 1QB

Energy rating

**E**

Valid until  
**27 October 2033**

Certificate number  
**9370-2798-6300 -2627-3131**

