



Property Description

Wright & Wright are pleased to be able to offer for sale this three bedroom detached residence occupying a good sized plot within popular residential location. Wealth of potential for further extension, including lapsed plans approved for a further two bedrooms to the first floor. Entrance porch, reception hall, inner hall, lounge with log burner, dining room, fitted kitchen with built in appliances, garden lobby and coalhouse. Three double bedrooms, wetroom with bath, separate wc, utility room. Spacious attic with window. Ample off road parking inc ample space for caravan/boat or motorhome. Carport and single garage. Well stocked spacious gardens. No chain.



Entrance Lobby 2.89m x 1.52m (9' 6" x 5')
having uPVC double glazing, two spot lights, tiled flooring.

Reception Hall 5.20m x 2.10m (17' 1" x 6' 11")
having radiator, lights and two double storage cupboards.

Lounge 6.27m x 3.63m (20' 7" x 11' 11")
having uPVC double glazed windows to front and side aspect, ceiling light point, coving, radiator, television aerial point, tiled fireplace with log burner.

Dining Room 3.60m x 3.00m (11' 10" x 9' 10")
having uPVC double glazed window, ceiling light point, coving, radiator, television aerial point and patio doors to rear garden.

Fitted Kitchen 4.20m x 2.80m (13' 9" x 9' 2")
having uPVC double glazed window to rear aspect, ceiling lights, radiator, art deco style flooring, range of matching wall and base units with work surfaces over, 1 1/4 bowl drainer sink unit with mixer taps, integrated fridge/freezer, electric hob with cooker hood over.

Garden Room
having uPVC double glazed window, poly carbonate roof and access to former coal house.

Inner Hallway
having two ceiling light points, built in cupboard, radiator.

Bedroom One 3.90m x 3.46m (12' 10" x 11' 4")
having uPVC double glazed window to front aspect, ceiling light point, radiator, double cupboard.

Bedroom Two 3.90m x 3.50m (12' 10" x 11' 6")
having uPVC double glazed window to front aspect, ceiling light point, radiator, double cupboard.

Bedroom Three 3.16m x 3.00m (10' 4" x 9' 10")
having uPVC double glazed window to rear aspect, ceiling light point, radiator, double cupboard.

Bathroom/Wetroom
having uPVC double glazed window to rear aspect, ceiling light point, side panelled bath, wash hand basin and shower area with wet room flooring and radiator.

WC 2.07m x 1.50m (6' 9" x 4' 11")
having uPVC double glazed window to rear aspect, ceiling light point, radiator, two piece suite comprising low level flush wc and wash hand basin.

Utility 2.08m x 1.12m (6' 10" x 3' 8")
having work surface with plumbing for automatic washing machine and space for second appliance. Wall mounted gas central heating boiler.

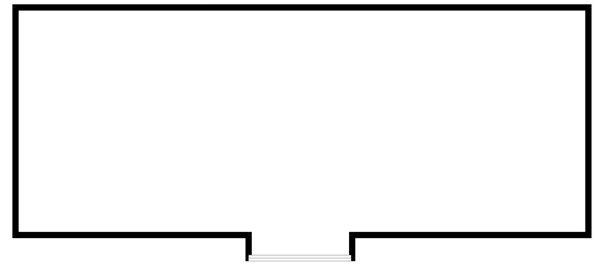
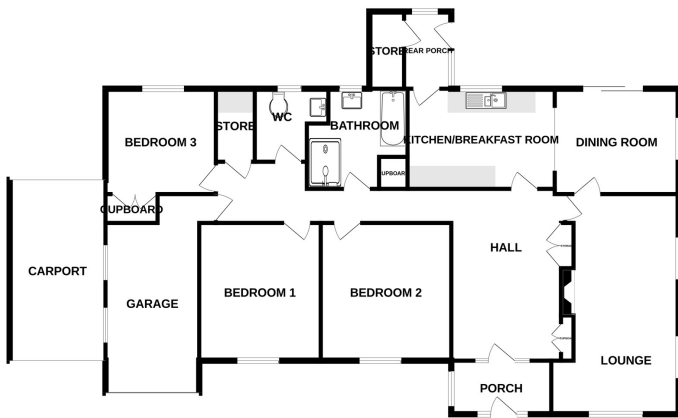
Garage 6.89m x 2.75m (22' 7" x 9') approx
having single glazed window to side aspect, light, power and electric roller door.

Loft Area
With scope to extend and create further living space with uPVC double glazed window.

Outside
having block paved driveway allowing ample parking inc space for caravan/boat, carport to side aspect, lawned area to side with enclosed rear mature garden with lawn, decked veranda, paving and wells stocked beds.

GROUND FLOOR
1731 sq.ft. (160.9 sq.m.) approx.

1ST FLOOR
1185 sq.ft. (110.1 sq.m.) approx.



SUNNYSIDE HINCKLEY LE10 1TE REF:CGB280408

TOTAL FLOOR AREA : 2916 sq.ft. (270.9 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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