



Property Description

Wright & Wright are delighted to offer for sale this spectacular three/four bedroom semi detached property. Offering extended accommodation including gas central heating and uPVC double glazing throughout. Porch, spacious lounge/living room, spacious dining room, extended luxury kitchen with all appliances included, ground floor bathroom. Spacious first floor includes three double bedrooms, spacious luxury bathroom, spacious landing with study area, dressing room to master bedroom (former bed 4). Ample off road parking for several vehicles, low maintenance garden and wooden store with services provided. Viewing recommended.



Entrance Porch

having uPVC double glazed windows.

Lounge/Living Space 6.50m x 5.26m (21' 4" x 17' 3")

having uPVC double glazed bay window to front aspect, three ceiling light points, wooden flooring, radiator, marble fireplace with fire and marble hearth.

Dining Room 6.46m x 3.00m (21' 2" x 9' 10")

having uPVC double glazed window to front and side aspect, two ceiling light points, two radiators, wooden flooring and television aerial point.

Extended Kitchen 6.26m x 3.26m (20' 6" x 10' 8")

having uPVC double glazed window and French doors to rear, twenty one ceiling spot lights, double panelled radiator, tiled flooring, range of matching wall, base and display units with work surfaces over, movable island unit, integrated dishwasher, microwave, fridge/freezer and range cooker, 1 1/4 bowl drainer sink unit with mixer taps.

Ground Floor Bathroom 3.24m x 1.42m (10' 8" x 4' 8")

having uPVC double glazed window to rear aspect, six ceiling spot lights, tiled flooring, heated towel rail, three piece suite comprising low level flush wc, wash hand basin and side panelled bath.

Master Bedroom 3.35m x 3.17m (11' x 10' 5")

having uPVC double glazed bay window to front aspect, ceiling light point, double panelled radiator, television aerial point and access to...

Dressing Room/Bedroom 4 1.85m x 1.78m (6' 1" x 5' 10")

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

Bedroom 2 3.35m x 3.23m (11' x 10' 7")

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

Bedroom 3 3.52m x 2.98m (11' 7" x 9' 9")

having uPVC double glazed window to front aspect, ceiling light point, single panelled radiator, two single wardrobes and overhead storage.

Luxury Bathroom 2.94m x 2.81m (9' 8" x 9' 3")

having uPVC double glazed window to rear aspect, seven ceiling spot lights, tiled flooring, heated towel rail, four piece suite comprising low level flush wc, wash hand basin, shower cubicle and side panelled bath.

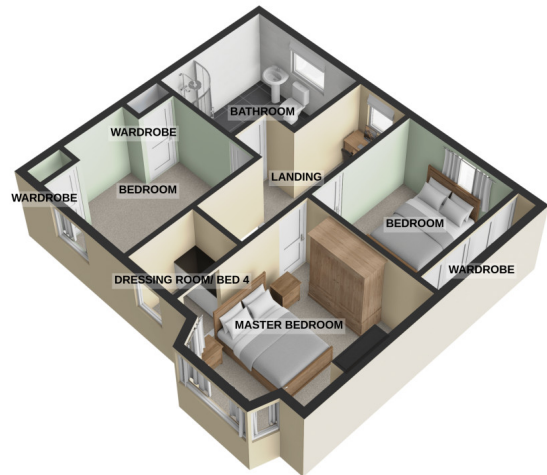
Outside

having large pebbled drive area to front accessed via cast iron gates, gated access to side leads to low maintenance garden with block paved area, external power and water, plus artificial lawn and timber shed with power, light and plumbed in wc.

GROUND FLOOR
830 sq.ft. (77.1 sq.m.) approx.



1ST FLOOR
543 sq.ft. (50.4 sq.m.) approx.



TOTAL FLOOR AREA : 1373 sq.ft. (127.5 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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Carinthia
Watling Street
HINCKLEY
LE10 3ED

Energy rating

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Valid until

6 November 2027

Certificate number

0059-2840-7610-9923-2085

