



Wright & Wright are pleased to present this impressive and imposing four-bedroom, executive, detached family homes. Gas central heating, uPVC double glazing and security systems. Impressive entrance hall, spacious lounge, high grade living kitchen with utility off. Two ground floor bedrooms (or reception rooms), spacious bathroom with walk in shower room. Two spacious bedrooms to first floor, master has en-suite, and guest has nurse/dressing area & en-suite. Ample off road parking behind electronic gates, with further spacious side parking and further parking to rear with access to double garage. Pleasant garden to rear tops off this fantastic individual dwelling. Viewing highly recommended to fully appreciate.



**Entrance Hall**

having hardwood flooring, two ceiling light points, upright radiator, and hardwood staircase to first floor.

**Lounge** 7.99m x 3.99m max (26' 3" x 13' 1") max

having two uPVC double glazed patio doors to rear aspect, two ceiling light points, two radiators, television aerial point and feature fire.

**L-Shaped Living Kitchen** 7.63m x 7.49m (25' x 24' 7") both max measurements

having uPVC double glazed window to side aspect and uPVC double glazed patio doors to side and rear aspect, ceiling light point and twenty spot lights, tiled flooring, two radiators, television aerial point, range of matching wall and base units with hard work surfaces, single bowl drainer sink unit with mixer taps, built in double oven, with hob on central island unit with Elica suspended seashell hood.

**Utility**

having uPVC double glazed window and part glazed door to side, ceiling light point, double radiator, tiled flooring, plumbing for automatic washing machine.

**Bedroom Three** 3.50m x 3.22m (11' 6" x 10' 7")

having uPVC double glazed window to front aspect, six spot lights and radiator.

**Bedroom Four** 3.50m x 3.27m (11' 6" x 10' 9")

having uPVC double glazed window to side aspect, ceiling light point and radiator.

**Fully Tiled Bathroom** 4.81m x 3.65m (15' 9" x 12' ) max

having uPVC double glazed window to front aspect, twelve spot lights, double radiator and upright radiator, low level flush wc, wash hand basin, stand alone bath and walk in shower cubicle.

**First Floor Landing**

having a mezzanine with six spot lights and radiator.

**Master Bedroom** 5.77m x 4.44m (18' 11" x 14' 7")

having uPVC double glazed windows to all three aspects, ceiling light point, two radiators, range of built in wardrobes, eaves storage and loft access point. Door to...

**Master En-Suite**

having skylight to rear, ceiling light point, upright radiator, three piece suite comprising low level flush wc, wash hand basin and shower cubicle.

**Guest Bedroom** 3.70m x 3.58m (12' 2" x 11' 9")

having uPVC double glazed window to front aspect, six spot lights and radiator. Access to...

**Guest Dressing Area/Nursery** 3.58m x 2.56m (11' 9" x 8' 5")

having uPVC double glazed window to rear aspect, three spot lights, radiator and matching range of wardrobes. Access to...

**Guest En-Suite**

having skylight to rear, ceiling light point, upright radiator, three piece suite comprising low level flush wc, wash hand basin and shower cubicle.

**Outside**

having pebbled front parking area for several vehicles, both pedestrian and vehicular gated access to side to further block paved and tar macadam drive allowing further parking with yet another pedestrian and vehicular gate leading to further pebbled drive allowing secure parking and access to Double Garage (See Below). Slate coloured flagstone paved patio, with lawn and barked play area, timber shed.

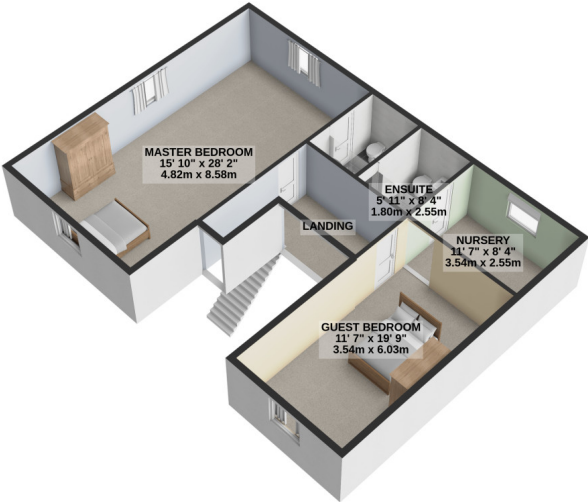
**Double Garage**

having up & over door over, uPVC double glazed window and door to side.

GROUND FLOOR  
1442 sq.ft. (134.0 sq.m.) approx.



1ST FLOOR  
961 sq.ft. (89.2 sq.m.) approx.



TOTAL FLOOR AREA : 2403 sq.ft. (223.2 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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175, Ashby Road  
HINCKLEY  
LE10 1SH

Energy rating

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28 May 2025

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