



### Property Description

Wright & Wright are pleased to offer for sale this three bedroom family home with scope to develop further. uPVC double glazing installed 2022, gas central heating. Entrance hall, lounge, dining kitchen, spacious office or bedroom 4. Three bedrooms, bathroom. Off road parking for several vehicles and garden.



**Entrance Hall**

having ceiling light point, double panelled radiator, laminate wood flooring and staircase to first floor.

**Lounge** 4.16m x 3.81m (13' 8" x 12' 6")

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

**Dining Kitchen** 5.15m x 3.61m (16' 11" x 11' 10")

having uPVC double glazed windows to side and rear, two ceiling light points, double panelled radiator, range of matching wall and base units with work surfaces over, circular sink with drainer, plumbing for automatic washing machine and electric cooker point with hood over.

**First Floor Landing**

having uPVC double glazed window to side, ceiling light point and loft access with retractable ladder.

**Bedroom One** 3.81m x 2.70m (12' 6" x 8' 10") plus wardrobes

having uPVC double glazed bay window to front, ceiling light point, double panelled radiator with a range of wardrobes.

**Bedroom Two** 3.64m x 3.27m (11' 11" x 10' 9")

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

**Bedroom Three** 2.85m x 1.82m (9' 4" x 6' ) MAX

having uPVC double glazed window to front, ceiling light point, double panelled radiator.

**Bathroom** 2.31m x 1.81m (7' 7" x 5' 11")

having opaque uPVC double glazed window to rear aspect, ceiling light point, three piece suite comprising low level flush wc, wash hand basin and side panelled bath with waterfall shower over.

**Office/Bedroom Four** 4.11m x 3.07m (13' 6" x 10' 1")

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

**Outside**

having tar macadam drive to front with ample parking, further pebbled parking to side, gated access to side and access to remaining garage for storage only. Rear of property is mainly paved with a low maintenance lawn to rear, two brick outbuildings inc WC.

GROUND FLOOR  
578 sq.ft. (53.7 sq.m.) approx.



1ST FLOOR  
418 sq.ft. (38.8 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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2 SUNNYDALE CRESCENT  
HINCKLEY  
LE10 0PA

Energy rating

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Valid until

25 July 2031

Certificate number

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