



### Property Description

Wright & Wright are pleased to offer for sale this two bedroom mid town house, situated within a popular residential cul-de-sac. uPVC double glazing, gas central heating and garage en-block. Entrance porch, lounge, breakfast kitchen, garden room. Two bedrooms and bathroom. Gardens front and rear, garage and communal green area close by. No chain.



**Entrance Porch**

with meter cupboard and single glazed door to...

**Lounge** 4.47m x 3.70m (14' 8" x 12' 2")

having uPVC double glazed window to front aspect, ceiling lighting, central heating radiator, feature gas fire and stairs to first floor.

**Breakfast Kitchen** 3.70m x 2.90m (12' 2" x 9' 6")

having ceiling light point, central heating radiator, range of matching wall and base units with work surfaces over, oven with electric hob and extractor hood over, 1 1/2 bowl drainer sink unit with mixer taps, plumbing for automatic washing machine and tri-fold doors to....

**Garden Room/Conservatory** 2.89m x 2.12m (9' 6" x 6' 11")

having double glazed windows and door to rear.

**First Floor Landing**

having ceiling lighting, loft access point.

**Bedroom One** 3.70m x 3.02m (12' 2" x 9' 11")

having uPVC double glazed window to front aspect, ceiling light point, central heating radiator, storage over stairs.

**Bedroom Two** 2.76m x 1.90m (9' 1" x 6' 3")

having uPVC double glazed window to rear aspect, ceiling light point, central heating radiator, two built in cupboards one housing Ideal gas combi-boiler.

**Bathroom**

having opaque uPVC double glazed window, spot light, central heating radiator, three piece suite comprising low level flush wc, wash hand basin and side panelled bath with shower over.

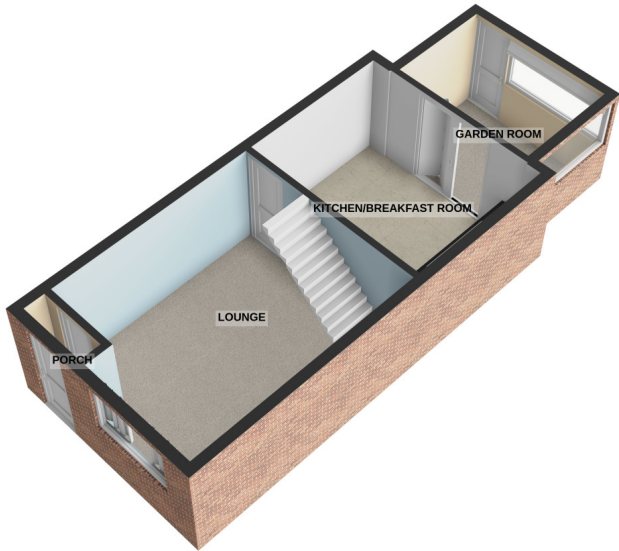
**Outside**

paved access and lawned garden, gated access via communal path to rear. Rear garden is mainly laid to lawn, with timber shed and paved patio.

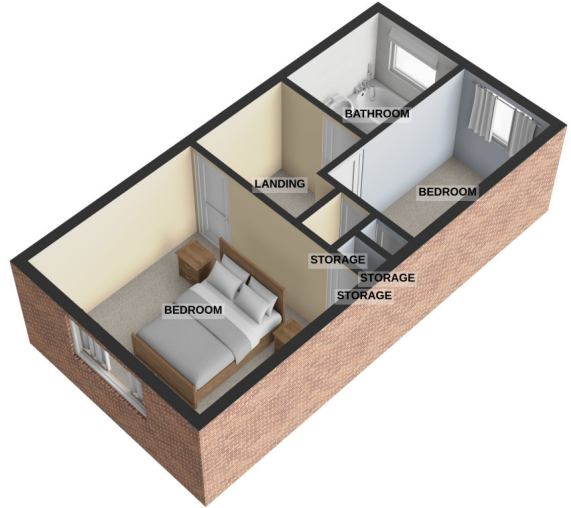
**Garage En-Block**

Single garage with up & over door, opposite the dwelling.

GROUND FLOOR  
355 sq.ft. (32.9 sq.m.) approx.



1ST FLOOR  
291 sq.ft. (27.0 sq.m.) approx.



TOTAL FLOOR AREA : 646 sq.ft. (60.0 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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22 Zealand Close  
HINCKLEY  
LE10 1TJ

Energy rating

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Valid until  
**21 April 2033**

Certificate number  
**9855-3026-9204-1247-1200**

