



Property Description

Wright & Wright are pleased to offer for sale this three bedroom semi detached property. uPVC double glazing and gas central heating. Entrance hall, lounge, dining room, extended kitchen. Three bedrooms and bathroom. Off road parking to front and gardens to rear. No chain.

Entrance Hall

having uPVC double glazed window to side, wall light point, radiator and thermostat.

Lounge 3.78m x 3.17m (12' 5" x 10' 5")

Having uPVC double glazed window to rear aspect, ceiling light point, two wall lights, coving, dado rail and radiator

Dinning room 3.53m x 3.17m (11' 7" x 10' 5")

Having uPVC double glazed bay window to front aspect, ceiling light point, radiator and fireplace

Kitchen 3.18m x 2.32m (10' 5" x 7' 7")

Having uPVC double glazed window to the front and side aspect, seven spot lights, range of matching base and wall units with work surfaces over, 1 bowl drainer sink unit with mixer taps, plumbing for automatic washing machine, electric oven, and Boiler

Landing

Having uPVC double glazed window the side aspect, loft access and wall light

Bedroom One 3.53m x 3.18m (11' 7" x 10' 5")

Having uPVC double glazed bay window to the front aspect, ceiling light point, radiator and cast iron fireplace

Bedroom Two 3.80m x 2.87m (12' 6" x 9' 5") max

Having uPVC double glazed window to the front aspect, ceiling light point and radiator

Bedroom Three 2.11m x 1.83m (6' 11" x 6')

Having uPVC double glazed window to the front aspect, ceiling light point, and radiator

Barhroom 2.01m x 1.86m (6' 7" x 6' 1")

Having uPVC obscure double glazed window to the rear aspect, ceiling light point, radiator, three peice suite comprising of low level flush WC, wash hand basin, panel bath and shower over

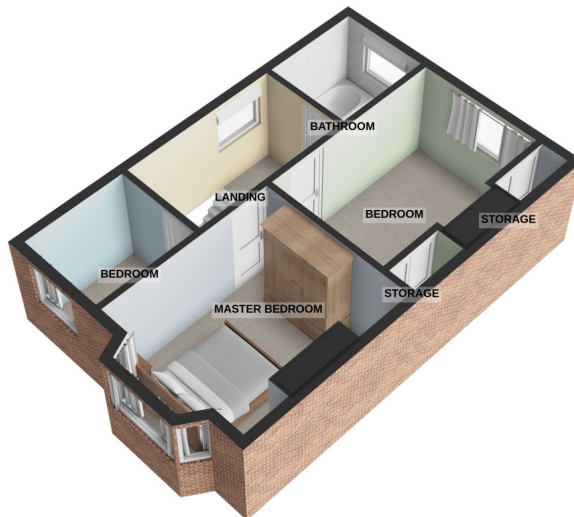
Outside

having off road parking to front, gated side access leads to garden which is mainly laid to lawn.

GROUND FLOOR
425 sq.ft. (39.5 sq.m.) approx.



1ST FLOOR
391 sq.ft. (36.3 sq.m.) approx.



TOTAL FLOOR AREA : 815 sq.ft. (75.8 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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8 Netherley Road
HINCKLEY
LE10 0RF

Energy rating

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Valid until

7 October 2034

Certificate number

4290-2731-0022-1401-3043

