



Property Description

Wright & Wright are delighted to offer for sale this three bedroom semi detached property overlooking open green to front. uPVC double glazing and gas central heating. Well presented accommodation comprises entrance hall, through lounge/dining room, refitted kitchen, conservatory/garden room. Three bedrooms, refitted bathroom. South facing rear with covered decked patio/bar-be-cue area, lawned garden with borders, external self contained office with additional shed storage. Viewing recommended.



Entrance Hall

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

Lounge 6.70m x 3.36m (22' x 11')

Having uPVC double glazed window to the front aspect, two ceiling lights, radiator, television point, wood burner and wooden effect part wall panelling.

Kitchen 4.35m x 2.74m (14' 3" x 9')

Having uPVC double glazed window to the rear aspect, ceiling light, range of matching wall and base units with work surfaces over, 1 1/4 drainer sink with mixer taps, plumbing for automatic washing machine, built in gas double oven and storage cupboard

Conservatory/Garden Room 3.58m x 3.55m (11' 9" x 11' 8")

Having uPVC double glazed window to the rear aspect, two ceiling lights, radiator, built in seating storage and side door to the garden

Landing

Having uPVC double glazed window to the side aspect, ceiling light point, loft access and wood effect part wall panelling

Bedroom One 3.02m x 3.34m (9' 11" x 10' 11")

Having uPVC double glazed window to the rear aspect, ceiling light, wood effect panelling, radiator and built in wardrobes

Bedroom Two 3.58m x 3.34m (11' 9" x 10' 11")

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

Bedroom Three 3.03m x 2.73m (9' 11" x 8' 11") max

Having uPVC double glazed window to the front aspect, ceiling light, radiator and built in double wardrobe

Family Bathroom 2.64m x 1.82m (8' 8" x 6')

Having uPVC opaque double glazed window to the front aspect, ceiling light, heated towel rail, wood effect part wall panelling, three piece suite comprising of low level flush wc, hand basin bath and separate shower cubicle

Outside

Front garden laid to lawn with paved path and painted picket fence overlooking the open green to front. Gated access to side passageway with further gate to enclosed south facing rear garden having covered decked patio area with external power and lighting. Garden with lawn and raised timber borders, paved path leads to external office and garden shed.

External Office 4.16m x 3.06m (13' 8" x 10')

having uPVC part glazed door and window looking over garden, light and power present.

GROUND FLOOR
774 sq.ft. (71.9 sq.m.) approx.



1ST FLOOR
418 sq.ft. (38.9 sq.m.) approx.



TOTAL FLOOR AREA : 1192 sq.ft. (110.8 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, Mallory Close
Newbold Verdon
LEICESTER
LE9 9LR

Energy rating

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Valid until

4 March 2029

Certificate number

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