



Property Description

Wright & Wright are pleased to be able to offer for sale this traditional two bedroom terraced property with off road parking and garage to rear. uPVC double glazing, gas central heating. Lounge, Dining Room, Fitted Kitchen, Utility Area. Two Bedrooms, Bathroom. Garden to rear and garage with drive. No chain.



Lounge 12' 0" x 12' 8" (3.65m x 3.85m)

having uPVC double glazed window to the front aspect, ceiling light point, telephone, television point and double panelled radiator

Dining Room 11' 5" x 12' 8" (3.48m x 3.85m)

having uPVC double glazed french door, ceiling light point, coving, double panelled radiator and laminate flooring

Kitchen 9' 0" x 6' 1" (2.75m x 1.86m)

having two uPVC double glazed window to the side aspect, ceiling light point, 11/4 sink, tap and drainer, gas hob and builtin oven with a range of matching wall and base units with work surfaces over.

Lean to Utility room 8' 11" x 5' 3" (2.71m x 1.61m)

having wall light and plumbing for automatic washing machine and doors leading to the rear garden

Landing

having loft, and two ceiling light points

Master bedroom 12' 0" x 12' 8" (3.65m x 3.86m)

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

Bedroom 2 11' 7" x 9' 6" (3.52m x 2.9m)

having uPvc double glazed window to the rear aspect, ceiling light point, radiator and decorative cast iron fireplace

Bathroom 9' 0" x 6' 2" (2.75m x 1.89m)

having two opaque double glazed to side and rear aspect, Low level flush WC and basin with bath and shower attachment over, ceiling light point and cupboard housing boiler

Rear Garden

having paved patio area and path leading to lawn and Garage . Outbuilding, shed, light and outside tap Rear gated access to further parking spaces

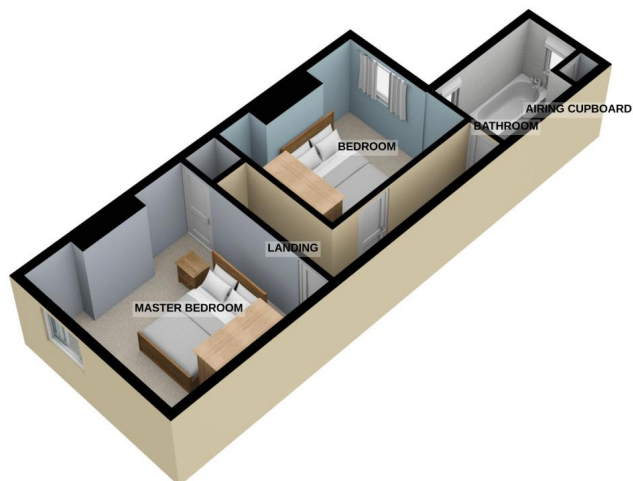
Garage

single garage in rear garden with paved area for carparking

GROUND FLOOR
432 sq.ft. (40.2 sq.m.) approx.



1ST FLOOR
375 sq.ft. (34.8 sq.m.) approx.



TOTAL FLOOR AREA : 807 sq.ft. (75.0 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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56 Hinckley Road
Earl Shilton
LEICESTER
LE9 7LB

Energy rating

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Valid until
11 April 2034

Certificate number
0340-2242-1340-2994-2671

