



Property Description

Wright and Wright are pleased to offer for sale this well presented and improved extended semi detached property within cul-de-sac location near Clarendon Park. uPVC double glazing, gas central heating. Entrance porch, hallway, lounge, refitted kitchen, dining room, conservatory, further conservatory/family room, inner hall, utility, former garage now storage. Three bedrooms, refitted bathroom. Off road parking, low maintenance garden to rear with timber garden room/office. Viewing recommended.



Entrance Porch

having tiled flooring and access to...

Hallway

having ceiling light point, tiled flooring, radiator, central heating thermostat, storage cupboard and staircase.

Lounge 4.73m x 3.24m (15' 6" x 10' 8")

having uPVC double glazed window to front aspect, ceiling light point, radiator & television aerial point.

Refitted Kitchen 3.51m x 2.57m (11' 6" x 8' 5")

having uPVC double glazed window to rear aspect, six ceiling spot lights, tiled flooring, range of matching wall and base units with work surfaces over, 1 1/4 mixer tap with drainer sink, integrated fridge and dishwasher, electric hob with extractor over, built in oven and microwave.

Dining Room 2.98m x 2.53m (9' 9" x 8' 4")

having ceiling light point, tiled flooring.

Conservatory 2.86m x 2.38m (9' 5" x 7' 10")

having uPVC double glazed door and windows to rear, two wall light points, tiled flooring and radiator.

Conservatory/Family Room 3.32m x 2.91m (10' 11" x 9' 7")

having uPVC double glazed windows and French doors to rear aspect, wall wall light points and radiator.

Inner Hall

having access to Utility & former Garage

Utility Room 2.41m x 1.56m (7' 11" x 5' 1")

having ceiling light point, work surface with plumbing for automatic washing machine.

Former Garage/Storage 3.55m x 3.20m (11' 8" x 10' 6")

with pedestrian door and up & over garage door, light & power.

Landing

having uPVC double glazed window to side aspect, ceiling light point, loft access, two storage cupboards.

Master Bedroom 3.89m x 2.93m (12' 9" x 9' 7")

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

Bedroom Two 3.29m x 2.87m (10' 10" x 9' 5")

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

Bedroom Three 2.47m x 2.16m (8' 1" x 7' 1")

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

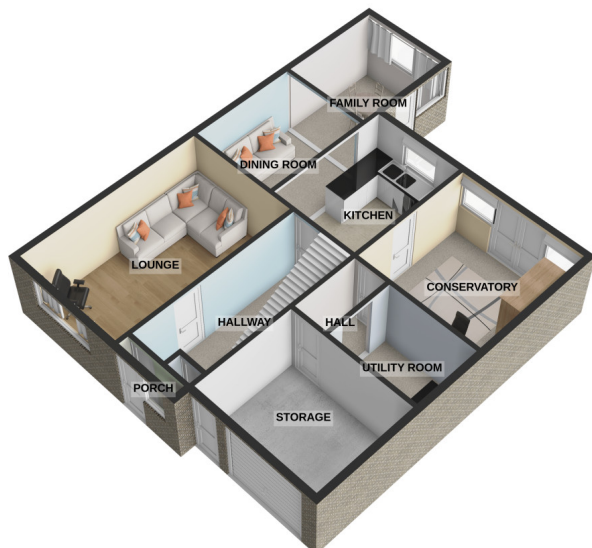
Fully Tiled Refitted Bathroom 2.16m x 1.66m (7' 1" x 5' 5")

having uPVC double glazed window to rear aspect, ceiling spot lights, heated towel rail, three piece suite comprising low level flush wc, wash hand basin and side panelled bath with screen and power shower.

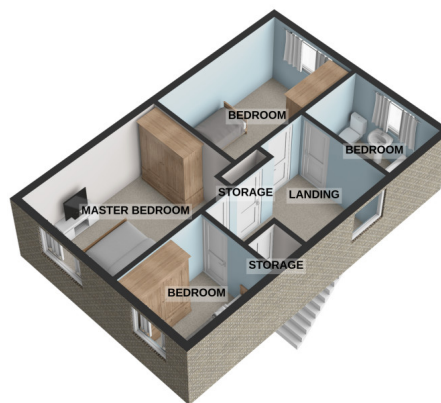
Outside

Having a compressed pattern concrete drive allowing off road parking for two vehicles. Garden to rear with paving and low maintenance artificial grass lawn, timber playhouse/external office with power.

GROUND FLOOR
851 sq.ft. (79.0 sq.m.) approx.



1ST FLOOR
422 sq.ft. (39.2 sq.m.) approx.



TOTAL FLOOR AREA : 1273 sq.ft. (118.3 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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4 Embleton Close
HINCKLEY
LE10 0UB

Energy rating

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Valid until

4 November 2034

Certificate number

9390-4653-0122-0409-3943

