



### Property Description

Wright & Wright are pleased to be able to offer for sale this well presented two bedroom double bayed semi detached property, offering easy transport links and walkable distance to town centre. uPVC double glazing and gas central heating. Entrance hall, lounge, dining kitchen. Two double bedrooms, refitted bathroom. Garden to rear with external utility area. Off road parking to front for two vehicles. No chain.



**Entrance Hall**

Having Upvc Front door, ceiling light point and radiator

**Lounge** 3.55m x 3.40m (11' 8" x 11' 2")

Having Upvc double glazed window to the front aspect, ceiling light point, radiator and open fireplace

**Dining Kitchen** 4.70m x 3.46m (15' 5" x 11' 4")

Having two Upvc double glazed windows to the rear aspect, two ceiling light points, radiator, range of matching wall and base units with work surfaces over, single bowl drainer sink unit with mixer tap, gas cooker, plumbing for automatic washing machine

**First Floor Landing**

Having Upvc double glazed window to the side aspect, ceiling light point, loft access

**Bedroom One** 3.87m x 3.42m (12' 8" x 11' 3")

Having Upvc double glazed window to the front aspect, ceiling light point, radiator and walk in wardrobe

**Bedroom Two** 3.44m x 2.85m (11' 3" x 9' 4")

Having Upvc double glazed window to the rear aspect, ceiling light point, radiator and storage cupboard

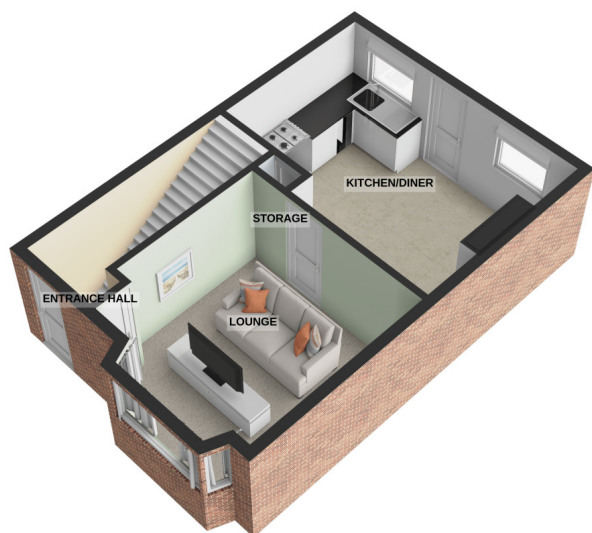
**Family Bathroom** 2.52m x 1.86m (8' 3" x 6' 1")

Having Upvc double glazed window to the rear aspect, spot lighting, tiled flooring, heated towel rail and three piece suite comprising of low level flush WC, hand basin and bath with shower over

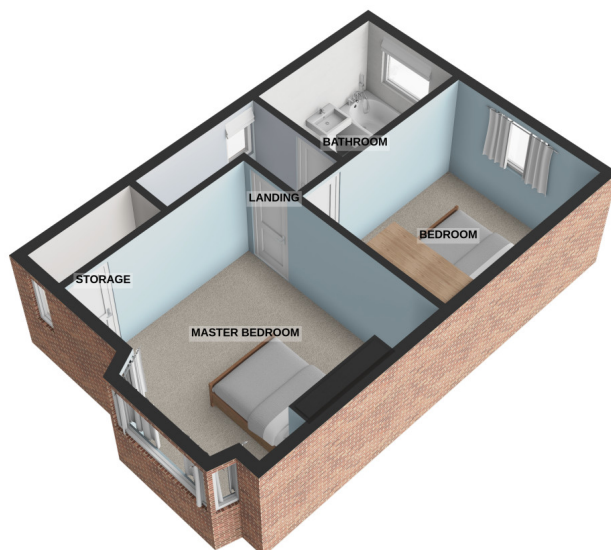
**Outside**

having off road parking to front for two vehicles, gated secure access to enclosed rear garden with paved patio, lawn and external brick built utility area with power.

GROUND FLOOR  
347 sq.ft. (32.3 sq.m.) approx.



1ST FLOOR  
350 sq.ft. (32.5 sq.m.) approx.



TOTAL FLOOR AREA : 697 sq.ft. (64.8 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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224 Coventry Road  
HINCKLEY  
LE10 0NG

Energy rating

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Valid until

9 March 2035

Certificate number

0584-3047-9207-2585-6200

