

## Property Description

Wright & Wright are pleased to offer for sale this two bedroom traditional terraced property beenfitting off road parking to rear and easy walking distance to town centre.. uPVC double glazing, gas central heating. Lounge, dining kitchen, bathroom. Two bedrooms. Garden to rear. Large Garage with workshop. Viewing recommended, no chain, ideal first time buy, or buy to let.

**Lounge** 12' 0" x 12' 0" (3.66m x 3.66m)

Having uPVC double glazed window to front aspect, ceiling light point, two wall light points, dado rail, single panelled radiator, telephone point (subject to usual regulations), television aerial point. Brick fireplace with tiled hearth and gas fire.

**Dining Kitchen** 12' 0" x 11' 10" (3.66m x 3.61m)

Having uPVC double glazed window rear aspect, ceiling light point, single panelled radiator, tiled floor, range of matching of wall and base units with work surfaces, single bowl drainer sink unit with mixer taps, plumbing for automatic washing machine and gas cooker point. Door to first floor landing.

**Lobby**

Having door to side and access to?

**Bathroom** 7' 0" x 5' 2" (2.13m x 1.57m)

Having uPVC opaque double glazed window to side aspect, ceiling light point, fully tiled, three piece suite including low level WC, pedestal basin and bath.

**Landing**

Having a ceiling light point and loft access.

**Bedroom One** 12' 2" x 12' 0" (3.71m x 3.66m)

Having uPVC double glazed window to front aspect, ceiling light point and single panelled radiator.

**Bedroom Two** 12' 2" x 11' 11" (3.71m x 3.63m)

Having two uPVC double glazed uPVC windows to rear aspect, ceiling light point, two single panelled radiators.

**Outside**

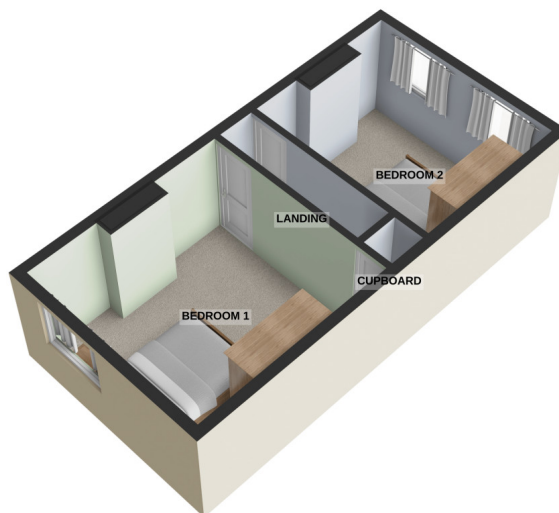
Having garden area to front of property. Rear garden having decked area, lawn, outside tap, large garage and workshop area.



GROUND FLOOR  
342 sq.ft. (31.8 sq.m.) approx.



1ST FLOOR  
284 sq.ft. (26.4 sq.m.) approx.



TOTAL FLOOR AREA : 626 sq.ft. (58.1 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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35, Factory Road  
HINCKLEY  
LE10 0DW

Energy rating

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Valid until  
**1 June 2030**

Certificate number  
**2738-1082-6215-5560-0270**

