

Property Description

Wright & Wright are pleased to be able to offer for sale this attractive modern three bedroom semi detached within popular residential location. Benefiting from uPVC double glazing and gas central heating. Entrance hall, cloakroom, fitted kitchen and living room to the ground floor. Three good bedrooms with bathroom to the first floor. Off Road parking. Garden to rear. No chain.



Entrance Hall

having ceiling light point, single panel radiator, ch thermostat, telephone point, stairs to first floor and doors off.

Cloakroom

having uPVC double glazed window to front aspect, ceiling light point, single panel radiator, two piece suite comprising low level flush wc and wash hand basin.

Lounge/Dining Room 16' 0" x 12' 7" (4.87m x 3.83m)

having uPVC double glazed window and French doors to rear aspect, ceiling light point, double panel radiator, built in storage cupboard, telephone and television aerial ports.

Fitted Breakfast Kitchen 11' 10" x 8' 9" (3.61m x 2.67m)

having uPVC double glazed window to front aspect, ceiling light point, tiled flooring, range of matching wall and base units with work surfaces over and tiled splash backs, single bowl drainer sink unit with mixer taps, plumbing for automatic washing machine, built in oven with gas hob and extractor over.

First Floor Landing

having ceiling light point and loft access. Doors off.

Bedroom One 13' 7" x 8' 10" (4.13m x 2.69m)

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

Bedroom Two 11' 0" x 8' 11" (3.35m x 2.72m)

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

Bedroom Three 9' 4" x 6' 10" (2.84m x 2.09m)

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

Bathroom 7' 11" x 6' 9" (2.42m x 2.06m)

having uPVC double glazed windows to front aspect, ceiling light point, three piece suite comprising low level flush wc, wash hand basin and side paneled bath with shower over.

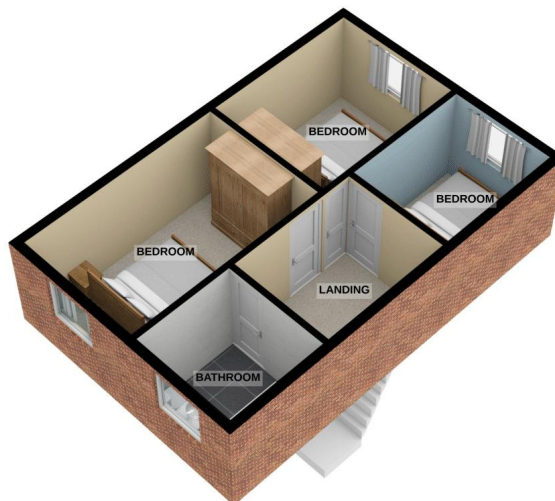
Outside

having off road parking to side with low maintenance front garden. Lawned garden to rear.

GROUND FLOOR
408 sq.ft. (37.9 sq.m.) approx.



1ST FLOOR
389 sq.ft. (36.2 sq.m.) approx.



TOTAL FLOOR AREA : 797 sq.ft. (74.1 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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62 Kinross Way
HINCKLEY
LE10 0WF

Energy rating

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Valid until

3 June 2034

Certificate number

0380-2171-7350-2624-4881

