



### Property Description

Wright & Wright are please to offer for sale this spacious two bedroom detached bungalow, having been redocrated. uPVC double glazing and gas central heating. Entrance hall, lounge, conservatory, dining kitchen, utility area, internal lobby and bathroom. Two bedrooms, master with en-suite. Off road parking. Garden to rear. No chain.







## **Lobby Porch**

### **Hallway**

having ceiling light point, single panelled radiator.

### **Bedroom One** 3.60m x 3.04m (11' 10" x 10' )

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

### **En-Suite** 2.50m x 1.47m (8' 2" x 4' 10")

having opaque uPVC double glazed window to front aspect, ceiling light point, tiled flooring, double panelled radiator, low level flush wc, wash hand basin and walk in shower.

### **Bedroom Two** 3.62m x 3.62m (11' 11" x 11' 11")

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

### **Lounge** 3.94m x 3.62m (12' 11" x 11' 11")

having ceiling light point, double panelled radiator, television aerial point, brick fireplace with tiled hearth and gas fire, uPVC double glazed doors to....

### **Conservatory** 3.99m x 2.84m (13' 1" x 9' 4") Max

having double panelled radiator, uPVC glazing and door to rear garden. Tiled flooring.

### **Dining Kitchen** 5.72m x 3.00m (18' 9" x 9' 10") Max

having uPVC double glazed window to rear aspect, two ceiling light point, quarry tiled flooring, range of matching wall and base units with work surfaces over, single bowl drainer sink with mixer taps, appliance recess points. Door to Inner Hall and Utility.

### **Utility** 2.77m x 1.65m (9' 1" x 5' 5")

having wall light point, plumbing for automatic washing machine, tiled flooring, some units and door to rear garden.

### **Inner Hall**

having loft access, tiled flooring, built in storage cupboard.

### **Bathroom** 2.07m x 1.81m (6' 9" x 5' 11")

having uPVC double glazed window to rear aspect, ceiling light point, heated towel rail, tiled flooring, three piece suite comprising low level flush wc, wash hand basin and side panelled bath.

### **Outside**

having off road parking to front and gravelled garden. Enclosed well maintained garden with lawn and established borders.

GROUND FLOOR  
987 sq.ft. (91.7 sq.m.) approx.



TOTAL FLOOR AREA : 987 sq.ft. (91.7 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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18, Bowling Green Road  
HINCKLEY  
LE10 1EX

Energy rating

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Valid until  
**7 May 2029**

Certificate number  
**8521-7325-6850-8448-5906**

