



Property Description

Discover your dream home with this recently refurbished three-bedroom semi-detached property, nestled in a sought-after established housing estate. Featuring uPVC double glazing and a new gas boiler installed in January 2025, this home ensures comfort and efficiency. The inviting entrance porch leads to a spacious open-plan lounge/diner, perfect for entertaining, alongside a well-equipped fitted kitchen. Upstairs, you'll find three generously sized bedrooms and a modern bathroom. Freshly decorated with new carpets as of May 2025, this property is move-in ready. Enjoy the convenience of off-road parking with double gates, a single garage, and a lovely garden with lawn and patio areas to the rear. Viewing is highly recommended, and the property is offered with no chain for a smooth purchase process.



Hallway

having coving to ceiling, two wall light points, radiator, storage cupboard under stairs to first floor and separate meter cupboard.

Lounge Area 4.76m x 3.28m (15' 7" x 10' 9")

having uPVC double glazed window to front aspect, ceiling light point, coving to ceiling, radiator and wall mounted TV bracket with a storage unit under cleverly hiding the sockets. Archway to...

Dining Area 2.97m x 2.62m (9' 9" x 8' 7")

having ceiling light point, coving to ceiling, radiator and uPVC double glazed French doors to rear garden.

Fitted Kitchen 2.96m x 2.47m (9' 9" x 8' 1")

having uPVC double glazed window to rear aspect, five ceiling spot lights, tiled flooring, range of matching wall and base units with work surfaces over, single bowl drainer sink with mixer taps, electric hob, extractor and cooker, appliance recess points, breakfast bar and part glazed door to side.

Landing

having uPVC double glazed window to side aspect, ceiling light point, coving to ceiling, loft access, built in linen cupboard housing Jan 2025 installed Worcester Bosch combi boiler.

Bedroom One 3.88m x 2.99m (12' 9" x 9' 10")

uPVC double glazed window to front aspect, ceiling light point, coving to ceiling, radiator, range of built in bedroom furniture.

Bedroom Two 3.29m x 2.93m (10' 10" x 9' 7")

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

Bedroom Three 2.51m x 2.15m (8' 3" x 7' 1")

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

Bathroom 2.19m x 1.71m (7' 2" x 5' 7")

having uPVC double glazed window to rear aspect, ceiling light point, tiled flooring, heated towel rail, three piece suite comprising low level flush wc, wash hand basin and side pannelled bath with Triton T80i shower over.

Outside Front

The spacious block-paved driveway, designed to provide ample off-road parking for your vehicles. This low-maintenance solution not only enhances the curb appeal of your property but also ensures convenience and ease of use, making it an ideal choice for busy households.

Outside Rear

Discover the perfect outdoor oasis with this stunning garden featuring three versatile patios, allowing you to bask in the sun throughout the day. The lush lawn is complemented by mature borders, creating a serene environment for relaxation or entertaining. With convenient external water and power supplies, as well as easy access to a garage equipped with an up-and-over door, light, and power, this garden is designed for both functionality and enjoyment.

GROUND FLOOR
417 sq.ft. (38.7 sq.m.) approx.



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



TOTAL FLOOR AREA : 839 sq.ft. (77.9 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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6, Kintyre Close
HINCKLEY
LE10 0SP

Energy rating

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Valid until
16 July 2029

Certificate number
8951-6123-5190-3183-0996

