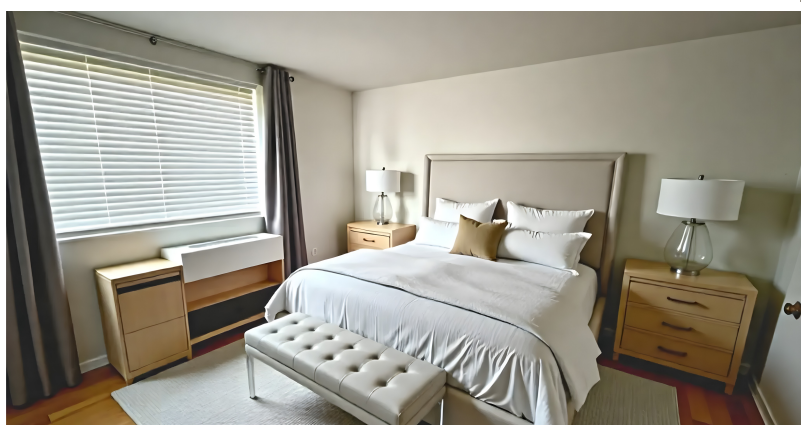




Property Description

Discover your ideal home in this beautifully presented three-bedroom semi-detached property, perfectly situated for privacy and convenience. Featuring off-road parking, gas central heating, and uPVC double glazing, this residence offers a welcoming entrance hall, a cozy lounge, and a spacious dining kitchen, ideal for family gatherings. The property includes three well-appointed bedrooms, an en-suite, and a family bathroom, ensuring comfort for all. Enjoy the tranquility of an enclosed rear garden, perfect for outdoor relaxation. With no upward chain, this home is ready for you to move in and make it your own.



Entrance Hall

having ceiling light point, tiled flooring, single panelled radiator, staircase to first floor.

Lounge 4.48m x 3.79m (14' 8" x 12' 5")

having uPVC double glazed window to front aspect, double panelled radiator, wooden flooring, television aerial point and recessed log burner.

Dining Kitchen 6.36m x 3.36m (20' 10" x 11') Max

having uPVC double glazed windows to side and rear aspects, eight ceiling spot lights, tiled flooring, range of matching wall and base units with work surfaces over, sink unit with mixer taps, appliance recess points, built in understairs cupboard and uPVC double glazed French doors to rear garden.

First Floor Landing

having ceiling light point, loft access point.

Bedroom One 3.05m x 2.96m (10' x 9' 9")

having uPVC double glazed window to rear aspect, ceiling light point, bare wooden flooring, double cupboard and single panelled radiator.

En-Suite 2.04m x 1.01m (6' 8" x 3' 4")

having two ceiling spot lights, tiled flooring, shaver socket, three piece suite comprising low level flush wc, wash hand basin and shower cubicle.

Bedroom Two 3.44m x 3.34m (11' 3" x 10' 11")

having uPVC double glazed window to front aspect, ceiling light point, bare wooden flooring, single panelled radiator and double cupboard.

Bedroom Three 2.91m x 2.41m (9' 7" x 7' 11") max

having uPVC double glazed window to front aspect, ceiling light point, single panelled radiator and built in cupboard.

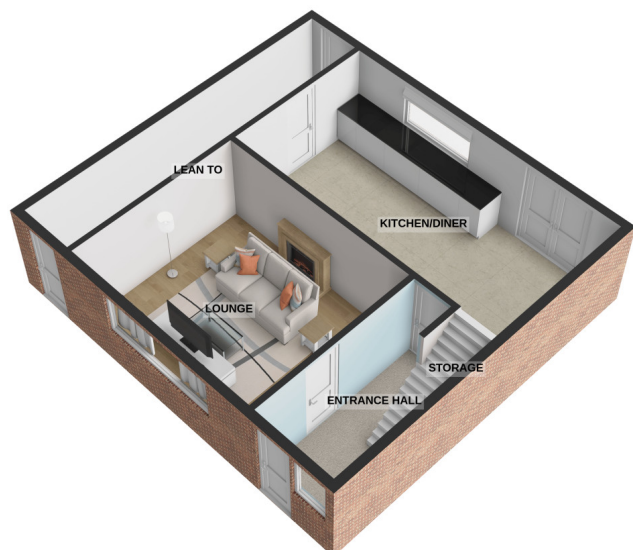
Bathroom 2.16m x 1.92m (7' 1" x 6' 4")

having uPVC double glazed window to rear aspect, three ceiling spot lights, tiled flooring, single panelled radiator, built in linen cupboard, three piece suite comprising low level flush wc, wash hand basin and side panelled bath with shower over.

Outside

having off road parking to front with low maintenance frontage, enclosed side lobby with doors either end, light and power. Enclosed rear garden with paved patio and lawn.

GROUND FLOOR
582 sq.ft. (54.0 sq.m.) approx.



1ST FLOOR
488 sq.ft. (45.3 sq.m.) approx.



TOTAL FLOOR AREA : 1069 sq.ft. (99.3 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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101, Netherley Road
HINCKLEY
LE10 0RE

Energy rating

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Valid until

24 July 2027

Certificate number

0757-2835-7832-9023-1915

