



Discover your dream home in a highly regarded residential area, perfectly positioned for both town amenities and commuting convenience. This extended property offers versatile accommodation with plans for further expansion, subject to planning permission. Enjoy the comfort of gas central heating and uPVC double glazing throughout. The inviting entrance hall leads to a spacious lounge/dining room and a bright conservatory, while a separate recess room with access to a ground floor shower room presents potential for an annexe. With three well-appointed bedrooms, including a guest room with en-suite, plus a family bathroom and separate WC, this home is designed for modern living. Additional features include off-road parking, a delightful south-facing garden, and a large timber office/games room. Viewing is highly recommended to fully appreciate this exceptional property.



Entrance Hall

having uPVC double glazed window, ceiling light point, tiled flooring, radiator, and stairs to first floor landing.

Lounge/Dining Room 6.49m x 3.43m (21' 4" x 11' 3") max

having uPVC double glazed window, two ceiling light points and two wall light points, two radiators, coving to ceiling and French doors to.....

Conservatory 5.38m x 2.88m (17' 8" x 9' 5")

havign three wall light points, French doors to garden.

Refitted Kitchen 3.74m x 3.03m (12' 3" x 9' 11")

having ceiling light point, radiator, range of refitted wall and base units with work surface over, 1 1/4 bowl drainer sink unit with mixer taps, plumbing for automatic washing machine, built in oven with electric hob and hood.

Study/Annexe 4.15m x 2.21m (13' 7" x 7' 3")

having uPVC double glazed window, four ceiling spot light points, radiator and door to...

Ground Floor Shower Room 2.96m x 1.24m (9' 9" x 4' 1")

having light, wall mounted boiler, low level flush wc, wash hand basin and shower.

First Floor Landing

having uPVC double glazed window, ceiling light point, loft access point.

Bedroom One

having uPVC double glazed window, ceiling light point, radiator, and built in cupboard space.

Bedroom Two

having uPVC double glazed window, ceiling light point, radiator, and access to...

Bedroom Two En-Suite

having ceiling light point, heated towel rail, tiled flooring, low level flush wc, wash hand basin and shower cubicle,

Bedroom Three

having uPVC double glazed window, ceiling light point, radiator, and built in cupboard space.

Bathroom

having uPVC double glazed window, ceiling light point, tiled flooring, side panelled bath with shower over and wash hand basin.

Separate WC

having uPVC double glazed window, ceiling light point, radiator, tiled flooring, low level flush wc.

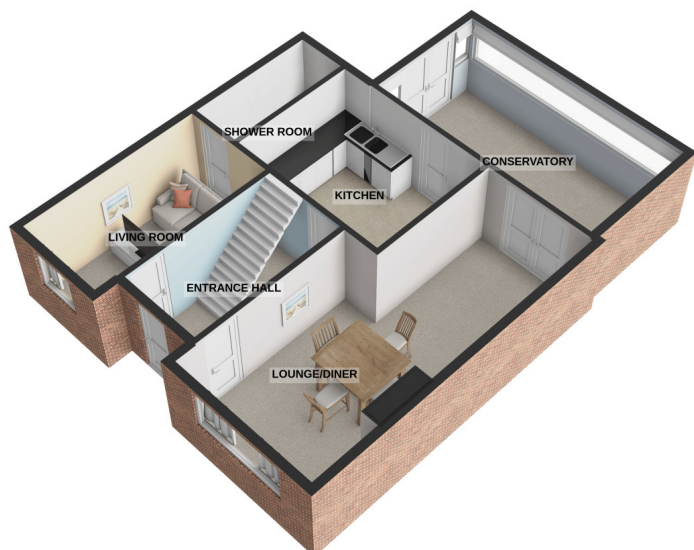
Outside

having off road parking to front access, gated access to side leading to enclosed rear south facing garden. Decked area, lawn with borders, shed, external wc and access to...

Summerhouse/Games Room 5.32m x 3.75m (17' 5" x 12' 4")

having glazed windows, light, power and heater.

GROUND FLOOR
735 sq.ft. (68.2 sq.m.) approx.



1ST FLOOR
442 sq.ft. (41.1 sq.m.) approx.



TOTAL FLOOR AREA : 1177 sq.ft. (109.4 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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15, Sunnyside
HINCKLEY
LE10 1TE

Energy rating

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Valid until

29 March 2027

Certificate number

8953-7927-5790-8081-5926

