

## Property Description

Discover your dream home in this fully renovated two-bedroom townhouse, perfectly situated for easy access to local amenities. Enjoy the comfort of uPVC double glazing and efficient gas central heating throughout. Step into a welcoming entrance hall with a convenient storage cupboard, leading to an open-plan living space that seamlessly combines a cozy lounge area with a brand-new, fully fitted kitchen equipped with modern appliances. Upstairs, you'll find two spacious bedrooms and a stylish, newly installed bathroom. This property also boasts off-road parking and charming gardens at both the front and rear, all available with no upward chain. Don't miss the opportunity to make this stunning townhouse your new home.







**Entrance Hall**

having uPVC double glazed window, ceiling light point, built in cupboard with combi boiler and plumbing for automatic washing machine.

**Living Space** 7.16m x 3.52m (23' 6" x 11' 7") *both maximum measurements*

having uPVC double glazed window to front, window and French door to rear, sixteen spot lights, two upright stylish radiators, electrical sockets with USB ports, cupboard understairs, breakfast bar, range of refitted base and eye level units with work surface over, single bowl sink with mixer taps, integrated dishwasher, fridge/freezer, oven, electric hob and cooker hood over.

**Landing**

having two ceiling spot lights, loft access.

**Bedroom One** 3.54m x 2.51m (11' 7" x 8' 3")

having uPVC double glazed window to rear aspect, six ceiling spot lights, radiator.

**Bedroom Two** 2.55m x 2.53m (8' 4" x 8' 4")

having uPVC double glazed window to front aspect, ceiling light point, radiator and two cupboards.

**Refitted 2025 Bathroom** 1.89m x 1.72m (6' 2" x 5' 8")

having two ceiling spot lights, heated towel rail, glass mirror cabinet with touch screen lighting, three piece suite comprising side panelled bath with glass screen and rainfall shower, toilet and wash hand basin.

**Garden**

having lawned garden to front and rear, off road parking.

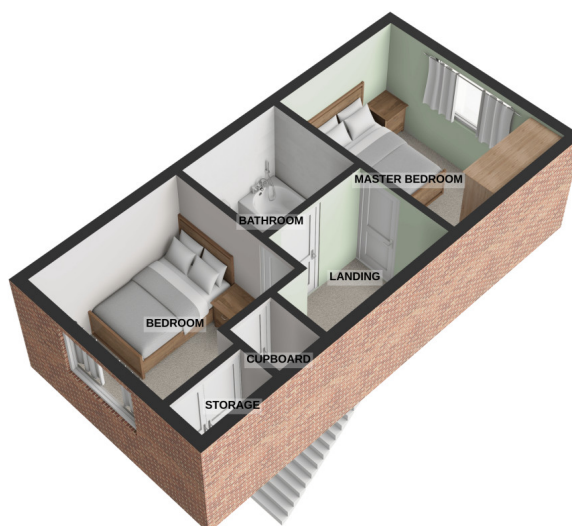
**Notes to purchaser**

Property is Freehold No upward Chain The land to the right of the property has detailed planning for a new town house to be erected and tied into the existing property at No 3. Full details available on request.

GROUND FLOOR  
288 sq.ft. (26.8 sq.m.) approx.



1ST FLOOR  
271 sq.ft. (25.2 sq.m.) approx.



TOTAL FLOOR AREA : 559 sq.ft. (51.9 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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3 Weston Close  
HINCKLEY  
LE10 0XR

Energy rating

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Valid until

1 September 2032

Certificate number

5032-9221-3100-0009-9206

