

### Property Description

Discover your ideal home with this modern three-bedroom semi-detached property, featuring energy-efficient uPVC double glazing and a reliable gas central heating system. The welcoming entrance hall leads to a spacious lounge and a bright breakfast kitchen, perfect for family gatherings. Upstairs, you'll find three comfortable bedrooms and a convenient shower room. Enjoy the benefits of off-road parking and beautifully maintained gardens at both the front and rear. With no upward chain, this property is ready for you to move in and make it your own.



**Entrance Hall**

having ceiling light point, radiator and stairs to first floor.

**Lounge** 4.88m x 3.19m (16' x 10' 6")

having uPVC double glazed window, ceiling light point, three wall light points, television aerial point, fire surround and two radiators.

**Breakfast Kitchen** 4.21m x 2.80m (13' 10" x 9' 2")

having uPVC double glazed window, two ceiling light points, radiator, range of matching wall and base units with work surfaces over, single bowl drainer sink with mixer taps, plumbing for automatic washing machine, built in electric oven with hob and extractor over, walk in pantry under stairs, part glazed door to rear garden.

**First Floor Landing**

having ceiling light point, loft access and linen cupboard with water cylinder.

**Bedroom One** 4.22m x 2.84m (13' 10" x 9' 4")

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

**Bedroom Two** 3.07m x 2.15m (10' 1" x 7' 1")

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

**Bedroom Three** 2.15m x 1.98m (7' 1" x 6' 6")

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

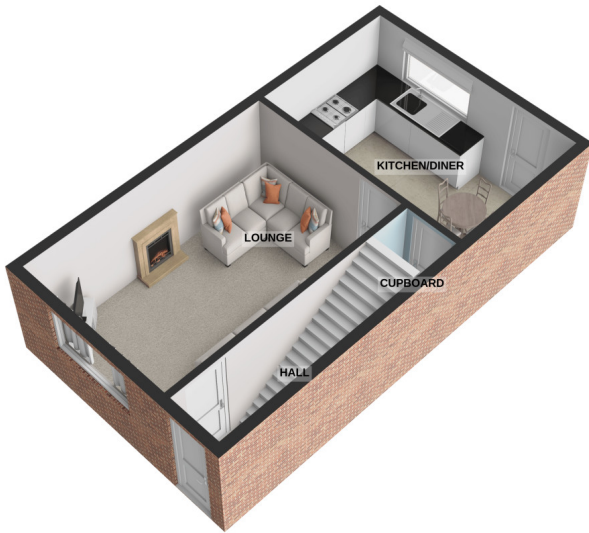
**Shower Room** 2.14m x 1.70m (7' x 5' 7")

having uPVC double glazed window, ceiling light point, heated towel rail and three piece suite comprising low level flush wc, wash hand basin and walk in shower.

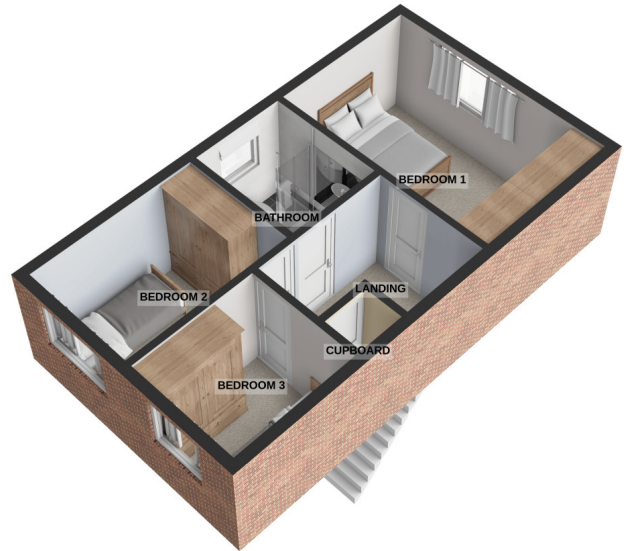
**Outside**

having tar macadam drive to front and side allowing ample off road parking. Gardens to front and rear.

GROUND FLOOR  
349 sq.ft. (32.4 sq.m.) approx.



1ST FLOOR  
352 sq.ft. (32.7 sq.m.) approx.



NEWQUAY CLOSE HINCKLEY LE10 1XN REF: CGB20032012  
TOTAL FLOOR AREA : 701 sq.ft. (65.2 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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