



Property Description

Wright and Wright are pleased to offer this three storey 4 bedroom property for let. uPVC double glazing, gas central heating and parking for 2 cars. Entrance hall, cloakroom, lounge, breakfast kitchen. First floor two bedrooms, bathroom. Second floor two further double bedrooms and shower room. Garden to rear. No upward chain.



Entrance Hall

having double glazed window to side, seven spot lights, tiled flooring, radiator, storage cupboard and staircase.

Lounge 4.70m x 3.22m (15' 5" x 10' 7")

having double glazed windows to side and rear aspects, ceiling spot lights, two radiators, television aerial point and French doors to rear garden.

Cloakroom/WC

having two spot lights, radiator, tiled flooring, tiled to half wall height, two piece suite comprising low level flush wc and wash hand basin.

Kitchen 3.44m x 2.58m (11' 3" x 8' 6")

having double glazed window to front aspect, six spot lights, tiled flooring, radiator, range of matching wall and base unit with work surfaces over, 1 1/2 bowl drainer sink unit with mixer taps, integrated washing machine, dishwasher, fridge/freezer and oven with gas hob and extractor over.

First Floor Landing

having double glazed windows to front and side aspects, two ceiling light points, radiator and stairs to second floor landing.

Bedroom One 4.68m x 3.17m (15' 4" x 10' 5")

having double glazed window to side aspect, ceiling light point, two radiators, television aerial point, double glazed French doors with retaining balcony.

Bedroom Four

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

Bathroom

having four ceiling spot lights, tiled flooring, radiator and three piece suite comprising low level flush wc, wash hand basin and side panelled bath with shower over.

Second Floor Landing

having ceiling light point, loft access and built in airing cupboard.

Bedroom Two 4.70m x 2.70m (15' 5" x 8' 10")

having double glazed window to rear aspect, ceiling light point and radiator.

Bedroom Three 4.70m x 2.99m (15' 5" x 9' 10") Max

having two double glazed windows to front aspect, ceiling light point and radiator.

Shower Room

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

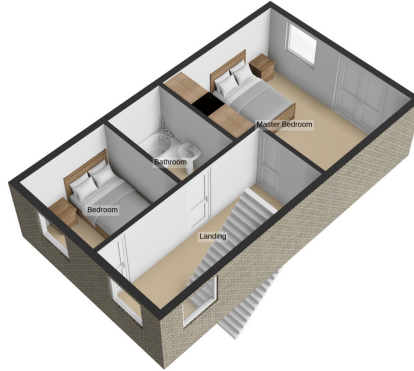
Outside

having off road parking to front allowing parking for two vehicles. Gated access to rear with flagstone paved patio, small lawn and part brick retaining wall.

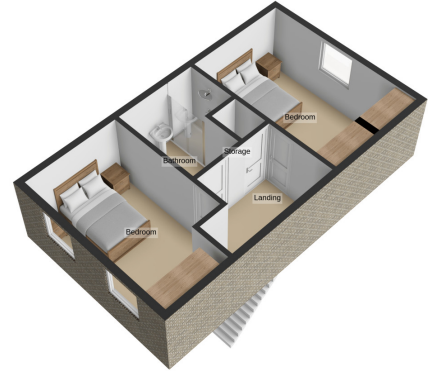
Ground Floor
399 sq.ft. (37.0 sq.m.) approx.



1st Floor
399 sq.ft. (37.0 sq.m.) approx.



2nd Floor
399 sq.ft. (37.0 sq.m.) approx.



Total Floor Area : 1196 sq.ft. (111.1 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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53 Sansome Drive
HINCKLEY
LE10 0YJ

Energy rating

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Valid until

15 April 2036

Certificate number

8100-5263-0422-4691-3463

