



Property Description

Wright & Wright are pleased to offer for sale this much improved and well presented semi detached property at the head of a cul-de-sac on well regarded estate. uPVC double glazing and gas central heating. Entrance porch, lounge, refitted breakfast kitchen with built in appliances. Two bedrooms, refitted shower room. Off road parking and single garage. Gardens front and rear, viewing recommended.



Entrance Porch

having uPVC double glazed window to front, ceiling light point,

Lounge 4.24m x 4.24m (13' 11" x 13' 11")

having uPVC double glazed windows to front and side aspects, ceiling light point, single panelled radiator, wooden fireplace with marble hearth and gas fire. French doors to...

Refitted Breakfast Kitchen 4.24m x 2.62m (13' 11" x 8' 7")

having two uPVC double glazed windows to rear aspect, six ceiling spot lights, radiator, range of matching wall and base units with work surfaces over, single bowl drainer sink unit with mixer taps, integrated appliances inc dishwasher, fridge, washing machine, double oven, induction hob and extractor. Door to side.

First Floor Landing

having uPVC double glazed window to side aspect, ceiling light point, loft access, built in airing cupboard.

Bedroom One 3.28m x 3.25m (10' 9" x 10' 8")

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

Bedroom Two 3.63m x 2.41m (11' 11" x 7' 11")

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

Refitted Shower Room

having uPVC double glazed window to front aspect, ceiling light point, radiator, three piece suite comprising low level flush wc, wash hand basin and shower cubicle.

Outside

Paved driveway to front allows off road parking and access to single garage with its own light, power and pedestrian door. Front garden is low maintenance pebbled with border. Gated access leads to low maintenance rear garden with artificial turf, borders and shed.

GROUND FLOOR
320 sq.ft. (29.7 sq.m.) approx.



1ST FLOOR
312 sq.ft. (29.0 sq.m.) approx.



TOTAL FLOOR AREA : 632 sq.ft. (58.8 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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28, Moray Close
HINCKLEY
LE10 0UY

Energy rating

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Valid until

29 January 2029

Certificate number

8291-7529-6490-4260-3972

