



Property Description

Wright & Wright are pleased to be able to offer for sale this extended three bedroom traditional semi detached property. uPVC double glazing, gas central heating. Entrance porch and hall, through lounge/dining room, 2019 refitted kitchen, side lobby cloakroom. Three good bedrooms and wet-room to first floor. Off road parking to front and longer than average rear garden. No chain.



Entrance Hall

having wall light point, coving, single panelled radiator, staircase to first floor with storage under.

Through Lounge/Dining Room 7.52m x 3.24m (24' 8" x 10' 8")

having uPVC double glazed bay window to front aspect, two wall light points, coving, two double panelled radiators, patio doors to....

Conservatory 2.89m x 2.22m (9' 6" x 7' 3")

having uPVC double glazing and brick construction, part glazed door to garden and double panelled radiator.

Refitted 2019 Kitchen 4.12m x 1.65m (13' 6" x 5' 5")

having uPVC double glazed window to rear aspect, six ceiling spot lights, single panelled radiator, gas central heating boiler, range of matching wall and base units with work surfaces over, integrated fridge/freezer, oven and hob, 1 1/4 bowl drainer sink unit with mixer taps.

Side Lobby

having part glazed doors to front and rear aspects, two wall light points, electric panel heater.

Cloakroom

having uPVC double glazed window to front aspect, ceiling light point, low level flush wc.

First Floor Landing

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

Master Bedroom 3.42m x 2.59m (11' 3" x 8' 6") plus robes

having uPVC double glazed window to front aspect, four ceiling spot lights, single panelled radiator, range of matching wardrobes.

Bedroom Two 3.89m x 2.89m (12' 9" x 9' 6")

having uPVC double glazed window to rear aspect, four ceiling spot lights, single panelled radiator, range of matching wardrobes.

Bedroom Three 4.01m x 1.99m (13' 2" x 6' 6")

having uPVC double window to rear aspect, ceiling light point, single panelled radiator, double cupboard.

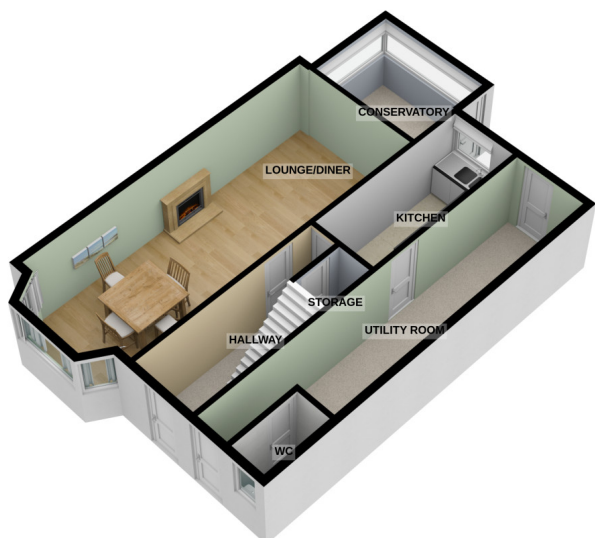
Wet Room 1.77m x 1.70m (5' 10" x 5' 7")

having uPVC double glazed window to front aspect, ceiling light point, heated towel rail, low level flush wc, wash hand basin and shower.

Outside

having ample off road parking for 2-3 cars. Garden to rear with paved patio and long lawn with flower borders.

GROUND FLOOR
665 sq.ft. (61.8 sq.m.) approx.



1ST FLOOR
430 sq.ft. (39.9 sq.m.) approx.



TOTAL FLOOR AREA : 1095 sq.ft. (101.7 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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249 Coventry Road
HINCKLEY
LE10 0NE

Energy rating

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Valid until
16 July 2033

Certificate number
4800-1635-0122-2298-3373

