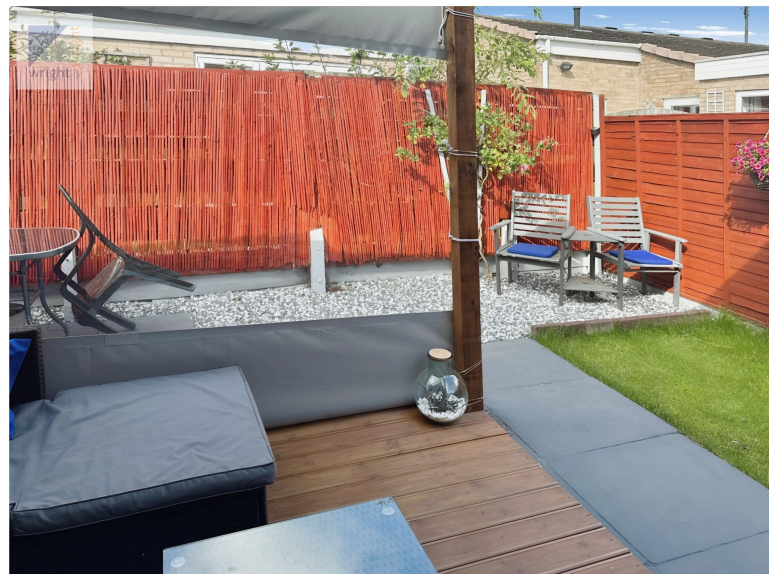


Wright & Wright are pleased to be able to offer for sale this splendid refurbished and much improved two bedroom bungalow. uPVC double glazing and gas central heating. Entrance porch, lounge, refitted 2022 kitchen, study area/utility area. Two bedrooms, refitted 2022 bathroom. Beautiful compact garden. Off road parking to front and viewing is essential to fully appreciate.



Property Description

Entrance Porch

having ceiling light point.

Lounge *4.75m x 3.09m (15' 7" x 10' 2")*

having uPVC double glazed window to front aspect, eight ceiling spot lights, double panelled radiator, laminate wood flooring, television aerial point.

Refitted 2022 Kitchen *3.07m x 2.11m (10' 1" x 6' 11")*

having uPVC double glazed window to front aspect, four ceiling light points, matching wall and base units with work surfaces over, single bowl drainer sink unit with mixer taps, electric cooker point, door to...

Utility/Laundry Room *3.63m x 2.35m (11' 11" x 7' 9")*

having uPVC double glazed windows and doors to rear aspect, ceiling light point, doors to front and rear aspects.

Inner Hall

having doors off and storage cupboard.

Bedroom One *2.73m x 2.16m (8' 11" x 7' 1")*

having uPVC double glazed window to side aspect, ceiling light point, single panelled radiator.

Bedroom Two/Dining Room *2.96m x 2.92m (9' 9" x 9' 7")*

having ceiling light point, laminate wood flooring, uPVC double glazed French doors to rear.

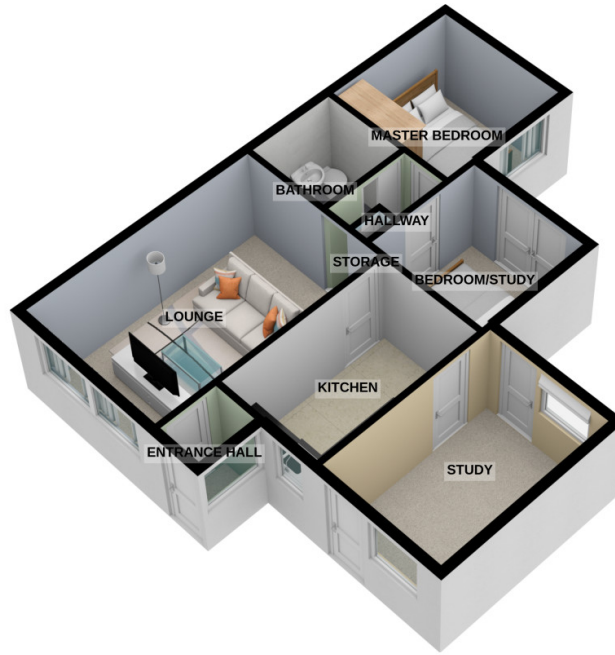
Refitted 2022 Bathroom *1.79m x 1.70m (5' 10" x 5' 7")*

having three ceiling light points, heated towel rail, laminate wood flooring, three piece suite comprising low level flush wc, wash hand basin and side panelled bath with shower over.

Outside

having off road parking to front and lawn with paving to front doors. Enclosed rear garden with lawn, paving and covered veranda.

GROUND FLOOR
554 sq.ft. (51.5 sq.m.) approx.



TOTAL FLOOR AREA : 554 sq.ft. (51.5 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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23, Azalea Drive
Burbage
HINCKLEY
LE10 2SH

Energy rating

D



Valid until
30 June 2025

Certificate number
8795-7223-3040-7789-7906