



Beams Meadow, Hinckley, LE10 0FY

£269,995

This lovely 4 bedrooms town house is available with NO CHAIN! Boasting a large living room, dining room and kitchen, downstairs toilets, 4 double bedrooms & 1 large single bedrooms. The master sits on the 2nd floor with more space on offer than you can imagine and it's own ensuite.

The garden is accessible from the dining room. There is also a large garage and parking for 1 car on the drive to the rear of the property.

Located in Hinckley with easy access to the motorway network and the A5.

4 x Bed

2 x Bathroom

2 x Reception

Hope Estates
25 Long street
Stoney Stanton
Tel: 01455616999
Email: info@hopeestates.co.uk

 **Hope Estates**
THE EXPERTISE YOU DESERVE

01455 616 999
[INFO@HOPEESTATES.CO.UK](mailto:info@hopeestates.co.uk)
WWW.HOPEESTATES.CO.UK



- NO CHAIN

- 4 bedrooms family home

- 3 double bedrooms 1 large single

- Large living room

- Gas central heating

- Family bathroom & ensuite





Hope Estates
 25 Long street
 Stoney Stanton
 Tel: 01455616999
 Email: info@hopeestates.co.uk



01455 616 999
[INFO@HOPEESTATES.CO.UK](mailto:info@hopeestates.co.uk)
WWW.HOPEESTATES.CO.UK

Lovely family home set out over 3 floors with NO CHAIN!
Spacious lounge with under stairs cupboard for additional storage.
The kitchen and dining room sit together at the rear of the property that lead to the rear garden.
The downstairs cloakroom finishes the accommodation on the ground floor.
On the second floor there are 3 great sized bedrooms, two of them are large doubles and the fourth bedroom is a great size too, and the family bathroom.
On the top floor is a truly lovely master suite that creates a tranquil oasis away from the busy house hold below. A light and bright room with plenty of space and a lovely en-suite.
Outside the fully enclosed rear garden leads to a detached garage and your drive to the rear of the property.

Entrance Hall- hallway with doors to the cloakroom and stairs to the upper floors

Downstairs Cloakroom- With low level flush wc, pedestal wash hand basin with tiling to splash back, radiator, inset spotlights, extractor fan.

Spacious Lounge- 5.31m x 3.84m (17'5 x 12'7) - Bright & airy spacious lounge with double glazed window to front elevation, two double radiators, useful storage cupboard, door opening to the Dining room

Dining Room- 2.62m x 2.57m (8'7 x 8'5) - Dining room with patio doors opening to the garden, perfect for summer entertaining.

Kitchen- 2.59m x 2.24m (8'6 x 7'4) - Plenty of storage and worktop space in this kitchen with base and wall units with roll edged work surfaces over,Â inset gas hob with built in oven and extractor hood over, inset drainer sink with mixer tap, space and plumbing for washing machine, inset spotlights, cupboard housing boiler, vinyl flooring, space for the fridge freezer, plumbing for dishwasher.

First Floor Landing- With spindle balustrade, coving to ceiling, radiator, stairs to second floor landing, doors opening to

Bedroom Two- 3.71m x 2.74m (12'2 x 9'0) - Large double bedroom with built in wardrobes, window to the front elevation

Bedroom Three- 3.71m x 2.77m (12'2 x 9'1) - Large double bedroom with window to rear elevation.

Bedroom Four- 2.69m x 2.06m (8'10 x 6'9) - Well proportioned 4th bedroom. Window to the rear garden

Family Bathroom - With three piece suite comprising of low level flush WC, pedestal wash hand basin, paneled bath with shower attachment over, tiling to surrounding splash back areas, radiator, opaque double glazed window to front, electric shaver point, inset spotlights, extractor fan.

Second Floor Landing- With door to

Master Suite- 5.74m max x 3.94m max (18'10 max x 12'11 max) - This is a fantastic, tranquil master suite to the 2nd floor.
Spacious bedroom with plenty of built in wardrobes for additional storage.

En-Suite- With three piece suite comprising of low level flush, wc, pedestal wash hand basin, enclosed and tiled shower cubicle, in set spotlights, extractor fan, double glazed Velux to rear, radiator.

Outside-

To The Front Of The Property- There is a gravel garden with inset bushes.

Rear Garden- The fully enclosed rear garden, may not be large, but it is perfectly formed. Mainly paved.

Garage & Driveway- off road parking space next to your detached garage with up and over door, side pedestrian access, power and lighting, roof storage space,

All measurements are taken to the widest points in each room.

Hinckley, situated in the heart of Leicestershire, is a thriving market town brimming with character and charm. It offers an array of amenities, including excellent schools bustling shopping streets, and a vibrant food and drink scene. The towns rich history, coupled with its modern facilities, creates an attractive blend of old and new. With superb transport links to Leicester, Birmingham, and Coventry, Hinckley is perfect for commuters and families alike. Experience the warm community spirit and enjoy the abundance of green spaces and parks in this delightful town



All measurements are approximate and for illustrative purposes only. Photographs are reproduced for general information and it must not be inferred that any item shown is included in the sale with the property. We have been unable to confirm whether certain items in the property are in full working order, The property is offered for sale on this basis. Prospective purchasers are advised to inspect the property and commission an expert report where appropriate. Hope Estates are the vendors or lessors of this property whose agents we give notice that: (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract and should not be incorporated into a contract. (ii) no person in the employment of Hope Estates has any authority to make or give any representation or warranty whatever relation to this property and no prospective purchaser should rely on any statements as being representation or warranty.

Hope Estates
25 Long street
Stoney Stanton
Tel: 01455616999
Email: info@hopeestates.co.uk

