



7 APPLEBEES WALK, HINCKLEY, LE10 0FW

ASKING PRICE £250,000

Impressive 2006 Crest Nicholson three storey four bedroomed family home close to Ashby Canal. Sought after and convenient location within walking distance of the town centre, The Crescent, schools, train and bus stations, doctors, dentists, parks, bars and restaurants and good access to the A5 and M69 Motorway. Well presented with a range of good quality fixtures and fittings including white panelled interior doors, spindle balustrades, coving, wooden flooring, spotlights, alarm system, gas central heating, UPVC SUDG and UPVC soffits and fascias. Spacious accommodation offers canopy porch, entrance hall, separate WC, lounge with feature fireplace, dining room with French doors, fitted kitchen with built in appliances. Four good sized bedrooms (main with en suite shower) and family bathroom. Driveway to large brick built garage, front and enclosed hard landscaped sunny rear garden. Viewing recommended. Contact agents to view. Carpets, curtains, blinds included.



TENURE

Freehold
Council Tax Band
EPC Rating TBC

ACCOMMODATION

Open pitched and tiled canopy porch with outside lighting. Attractive light grey panel and sealed front door to

ENTRANCE HALLWAY

With oak stripped flooring, wired in smoke alarm and thermostat for central heating system, radiator, keypad for burglar alarm system. Coving to ceiling, stairway to first floor. White six panelled interior doors to

SEPARATE WC

With white suite consisting low level WC, pedestal wash hand basin, tiled splashbacks, ceramic tiled flooring, radiator. Extractor fan, inset ceiling spotlights, wall mounted consumer unit. Door to



FRONT LOUNGE

12'7" x 17'5" (3.85 x 5.32)

With feature fireplace having ornamental white wooden surrounds, raised marble hearth and backing incorporating a living flame coal effect gas fire. Oak stripped flooring, two radiators, TV aerial point including Sky, coving to ceiling. Door to useful under stairs storage cupboard with lighting. Door to



REAR DINING ROOM

8'5" x 8'7" (2.59 x 2.63)

With oak stripped flooring, radiator, coving to ceiling, UPVC SUDG French doors leading to the rear garden, feature archway leads to



REAR FITTED KITCHEN

7'4" x 8'6" (2.24 x 2.60)

With a range of beech finish fitted kitchen units consisting inset single drainer stainless steel sink unit, mixer taps above, cupboard beneath. Further matching floor mounted cupboard units and drawers, contrasting roll edge working surfaces above with inset four ring stainless steel hob unit, single fan assisted oven with grill beneath. Stainless steel chimney extractor hood above. Tiled splashbacks, further matching wall mounted cupboard units, one concealing the gas condensing boiler for central heating and domestic hot water with a wireless digital thermostat. Integrated dishwasher, plumbing for automatic washing machine. Ceramic tiled flooring, inset ceiling spotlights.



FIRST FLOOR LANDING

With white spindle balustrades, radiator, wired in smoke alarm. Stairway to second floor with white spindle balustrades.

FRONT BEDROOM TWO

12'1" x 9'0" (3.69 x 2.76)

With fitted wardrobes in white, radiator. TV aerial point.



REAR BEDROOM THREE

9'1" x 12'2" (2.77 x 3.72)

With a range of bedroom furniture in light woodgrain consisting two double wardrobe units, laminate wood strip flooring, radiator.



REAR BEDROOM FOUR

6'9" x 8'10" (2.08 x 2.71)

With radiator.



FRONT BATHROOM

6'10" x 6'4" (2.09 x 1.94)

With white suite consisting panelled bath, mixer tap and shower attachment above, pedestal wash hand basin and low level WC. Contrasting tiled surrounds. Radiator, shaver point and extractor fan. Inset ceiling spotlights.



SECOND FLOOR LANDING

With wired in smoke alarm.

MASTER BEDROOM

13'0" x 21'7" (3.97 x 6.58)

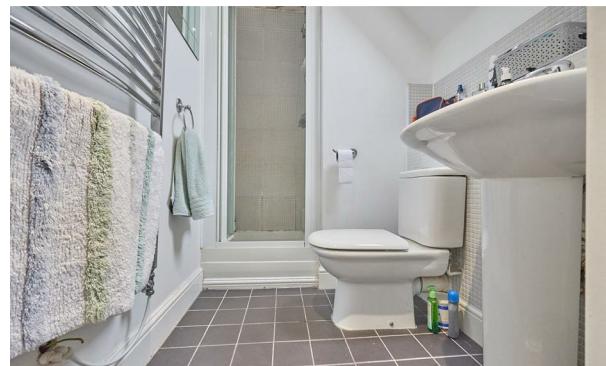
With built in double and single wardrobes, laminate wood strip flooring, two radiators, door to the airing cupboard housing the Lagged cylinder fitted immersion heater for supplementary hot water. Loft access, door to



EN SUITE SHOWER ROOM

4'3" x 7'3" (1.32 x 2.23)

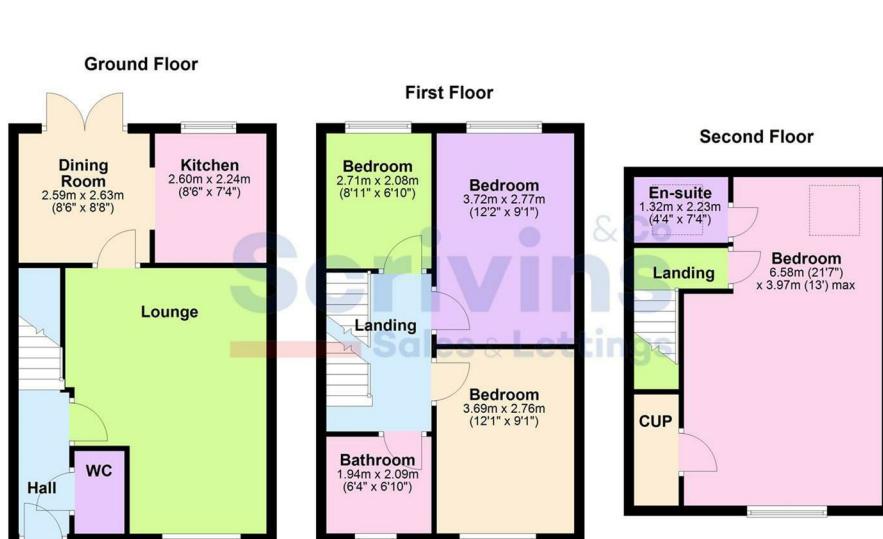
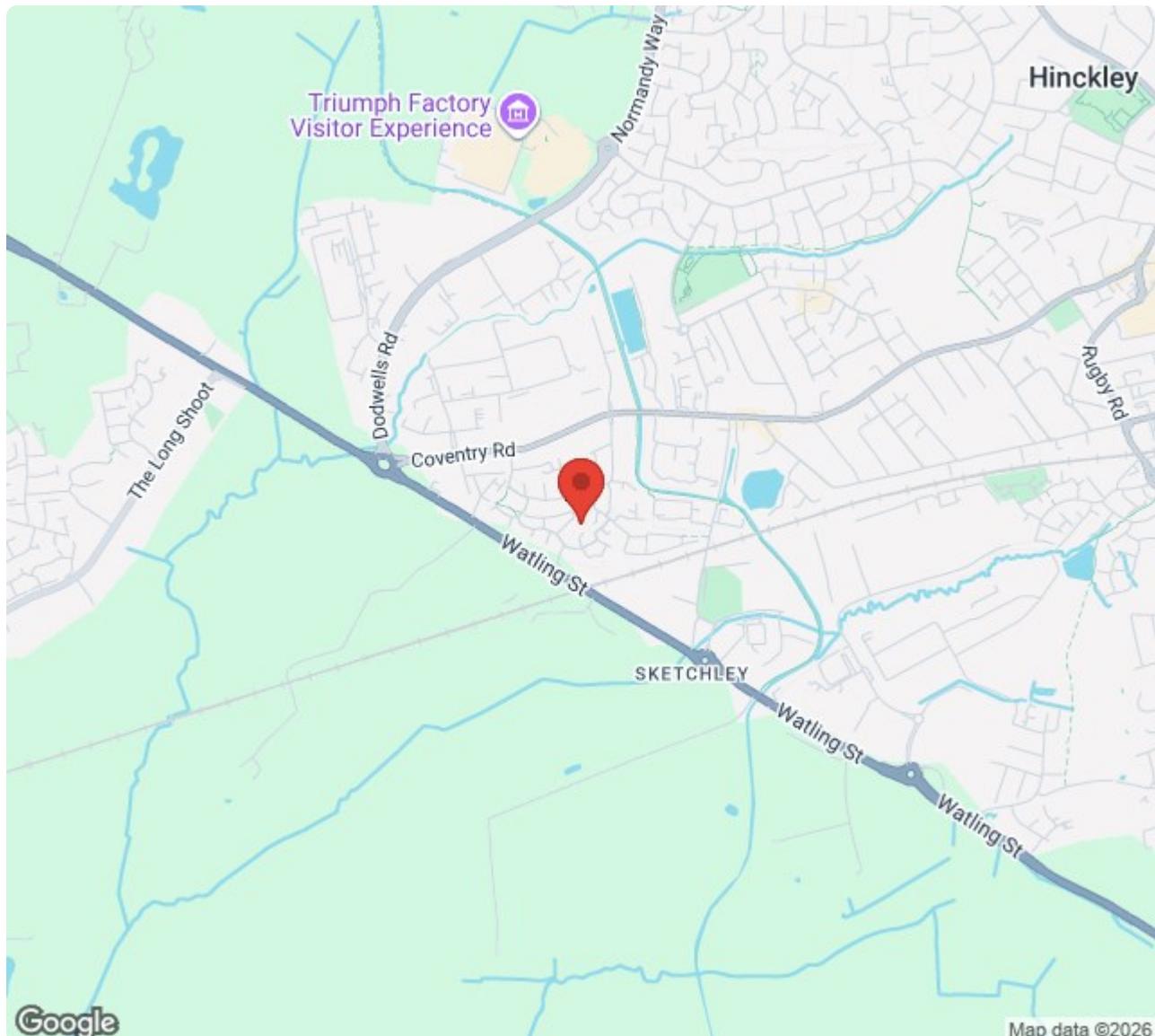
With white suite consisting fully tiled shower cubicle with glazed shower door, pedestal wash hand basin, low level WC. Contrasting tiled surrounds including the flooring, chrome heated towel rail. Extractor fan and shaver point. Double glazed Velux window, inset ceiling spotlights.



OUTSIDE

The property is nicely situated set well back from the road with a well stocked front garden, a timber gate offers access to the fully fenced and enclosed rear garden which has been hard landscaped, having a full width Astroturf and flagstone patio adjacent to the rear of the property edged by a low brick retaining wall, beyond which is a full width timber decking patio, beyond which is a detached brick built garage, with up and over door to front leading to a tarmacadam car parking space to front, up and over door leads to the large single brick built garage which measures 2.49m x 5.43m , with up and over door to front, with light and power and a pitched roof offering further storage.





Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs (92 plus) A	87
(81-91) B	
(69-80) C	78
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
EU Directive 2002/81/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
EU Directive 2002/91/EC	

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