



## 10 Paris Close

, Hinckley, LE10 1EW

£1,595 Per Month



A well maintained, tastefully decorated, family detached house built by the reputable David Wilson Homes who are members of the NHBC. The property is constructed in the Shelbourne design and has many unique features and forms part of the prestigious Greens development. The property has the benefit of UPVC double glazing, gas central heating, intruder alarm, water meter, two bathrooms, four double bedrooms, double garage, double width driveway.



**Reception hall 10'5" max 10'10" (3.18 max 3.30)**

Having easy tread staircase to first floor via spindle balustrade and quarter landing, central heating radiator, smoke dector, ceramic tiled floor, double cupboard off.

**Guest cloakroom 6'6" x 2'11" (1.98 x 0.90)**

Having wash hand basin, low flush w.c, ceramic wall tiling, central heating radiator.

**Attractive lounge (front)**

5.46m into bay 4.07m min x 3.78m max 1.62m min (17'11" into bay 13'4" min x 12'5" max x 12'5" max 5'4" min)

Having walk in UPVC double glazed bay window, central heating radiator, t.v aerial point, power points.

**Spacious dining room (rear) 12'2" x 9'9" (3.72 x 2.97)**

Having twin double glazed French doors, adjacent double glazed UPVC double glazed window, central heating radiator, power points.

**Luxury fitted breakfast kitchen (rear)**

6.33m max 2.91m min x 3.95m max 3.17m min (20'9" max 9'7" min x 13' max 10'5" min)

Having one and a half bowled stainless steel sink unit, range of attractive base and wall units, ten base units and six wall units, larder unit, associated Corian work surfaces and integral breakfast bar, fitted dishwasher, split level six burner gas hob and electric fan assisted double oven, extractor hood, fitted fridge, fitted freezer, down lights to ceiling, ceramic tiled floor.

**Utility room (side) 9'7" x 5'9" (2.91 x 1.76)**

Having wall mounted fan assisted Ideal Logic 24 central heating boiler and adjacent programmer, obscure UPVC double glazed side window, door to garage, central heating radiator, ceramic tiled floor, stainless steel sink unit, three base units, associated bevel edged Corian work surfaces.

**First floor landing 12'3" max 10'3" max (3.74 max 3.13 max)**

Having airing cupboard off, rood void access, two power points.

6.82m max 4.54m min x 4.99m max 3.45m min (22'5" max 14'11" min x 16'4" max 11'4" min)

Having twin double glazed French doors leading to wrought iron Juliette balcony, side UPVC double glazed window, further double glazed picture window, fitted luxury wardrobes comprising three double wardrobes, and one single wardrobe, further twin double wardrobes with mirrored doors.

**En-suite bathroom 10'3" x 7'10" (3.12 x 2.39)**

Having fitted double shower cubicle with chrome mixer shower, twin wash hand basins, low flush w.c, panelled bath, ceramic wall tiling, extractor fan, ladder style central heating radiator, shaver point, obscure UPVC double glazed window.

**Bedroom 2 (rear)**

3.56m max 2.99m min x 3.95m max 1.68m min (11'8" max 9'10" min x 13' max 5'6" min)

Having twin UPVC double glazed windows, central heating radiator, powre points.

**Bedroom 3 (rear) 12'6" min x 12'8" (3.82 min x 3.85)**

Having twin UPVC double glazed windows, central heating radiator, fitted double wardrobes, power points,

**Bedroom 4 (front)**

4.14m max 3.61m min x 3.85m max 3.32m min (13'7" max 11'10" min x 12'8" max 10'11" min)

Having UPVC double glazed window, central heating radiator, power points.

**Principle luxury bathroom 10'2" x 5'6" (3.11 x 1.68)**

Having full suite in white comprising panelled bath, pedestal wash hand basin, low flush w.c, fitted double width shower cubicle with mixer shower, ladder style central heating radiator, obscure UPVC double glazed window, down lights to ceiling.

**Outside**

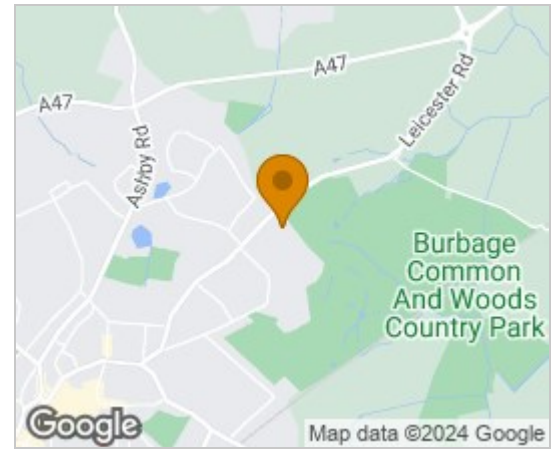
Having lawned rear garden, paved patio, side gated access, double width driveway.

**Double garage**

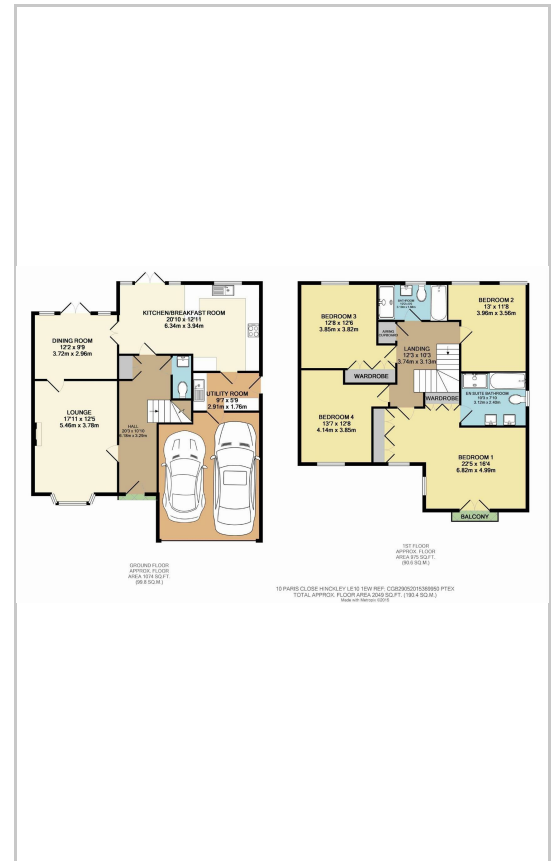
5.70m max 5.14m min x 4.58m max 2.89m min (18'8" max 16'10"min x 15' max 9'6" min)

Having up and over door, light and power, door to utility room.

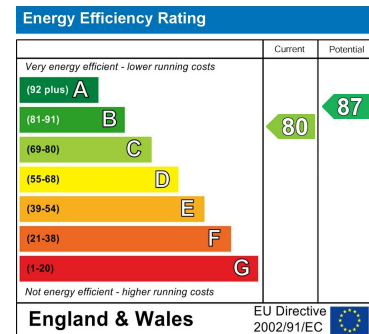
**Area Map**



**Floor Plans**



**Energy Efficiency Graph**



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