



8 Yeoman Close

, Hinckley, LE10 1EN

£1,600 Per Month

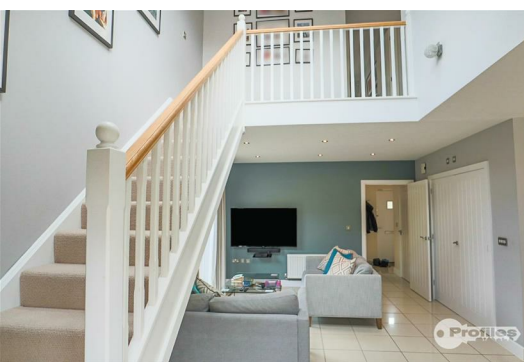


An immaculately presented four double bedroomed, two bathrooms, modern family detached house occupying a secluded position and maintained to the highest standard. The property was constructed in 2013 by Bloor Homes who are members of the NHBC in the 'Caulke' design. Additional benefit of gas central heating via condensing boiler, PVCu double glazing, open plan living accommodation, attractive lounge, separate study, bedroom 1 with en suite shower, luxury bathroom, landscaped rear garden, detached garage, two car driveway, intruder alarm, summer house, water meter,

ideally located within walking distance of Hinckley town centre and close to all local amenities including local schools, shops and public transport services. The property is accessible for commuting to all major road links such as the A5, M69, M1 and M6.

MUST BE VIEWED.

NO CHAIN



Canopy Porch 4'9" x 3'1" (1.46 x 0.96)

Reception Hall

Polished ceramic tiled floor, radiator, composite double glazed door and smoke detector.

Attractive Lounge (front) 16'1" max x 12'11" (into bay) (4.92 max x 3.95 (into bay))

Dual aspect, PVCu double glazed front window, walk in PVCu double glazed bay window and radiators.

Study (front) 8'6" x 8'0" (2.60 x 2.45)

PVCu double glazed window, radiator.

Guest Cloakroom 5'3" x 2'11" (1.62 x 0.89)

Suite in white, wash hand basin with tiled splashback, low level flush wc, ceramic tiled floor, radiator, downlights to ceiling and extractor fan.

Utility Room 8'10" max x 6'11" max (2.70 max x 2.12 max)

Plumbing for washing machine, base unit, associated work surfaces, ceramic tiled floor and extractor fan.

Luxury Open Plan Breakfast Kitchen /Dining Room 26'11" max x 19'4" max (8.21 max x 5.90 max)

Having shaker style kitchen with one and a half bowl composite sink, range of attractive base and wall units (seven base and six wall units inclusive of pan drawers), tall larder cupboard, downlights to ceiling, radiator, fitted fridge and freezer, double fan assisted oven, extractor hood, central island/breakfast bar with induction hob, extractor hood, base units. Feature vaulted ceiling with double glazed Velux roof lights, easy tread staircase with spindle balustrade leading to first floor. PVCu double glazed French doors, PVCu double glazed windows, PVCu patio doors, radiator and downlights to ceiling,

First Floor

Galley Landing 20'9" max x 4'11" max (6.34 max x 1.52 max)

Having radiator, laminate floor, two wall light points, fitted walk in cupboard (1.65 x 0.94), roof void access hatch, mains smoke alarm

Bedroom 1 (front) 13'5" max x 10'9" max (4.10 max x 3.29 max)

Having fitted luxury wardrobes with full length sliding mirrored doors, PVCu double glazed window and radiator.

En Suite Shower (front) 7'9" max x 5'2" max (2.37 max x 1.60 max)

Suite in white with walk in infinity electric shower with side glazed door, wash hand basin, wc, ceramic wall tiling, ceramic tiled floor, chrome ladder style radiator, obscure PVCu double glazed window, extractor fan and downlights to ceiling.

Bedroom 2 (front) 11'1" max x 10'4" max (3.39 max x 3.17 max)

With dual aspect, radiator and PVCu double glazed windows to front and side.

Bedroom 3 (rear) 11'3" x 8'9" (3.45 x 2.67)

Dual aspect, radiator and PVCu double glazed windows to side and rear,

Bedroom 4 (rear) 11'5" x 6'9" (3.50 x 2.08)

PVCu double glazed window and radiator.

Luxury Bathroom (side) 7'8" x 6'0" (2.36 x 1.84)

Full suite in white, comprising of panelled bath with chrome mixer shower and side glazed screen, wash hand basin, low level flush wc, ceramic wall and floor tiling, obscure PVCu double glazed side window, downlights to ceiling and extractor fan.

Outside

Landscaped Rear Garden

Having lawn, two tiered raised decking, home office/summer house.

Walled Side Enclosed Garden

Having side gated access.

Attractive Front Garden

Having established lawn, dwarf hedging, wrought iron railings.

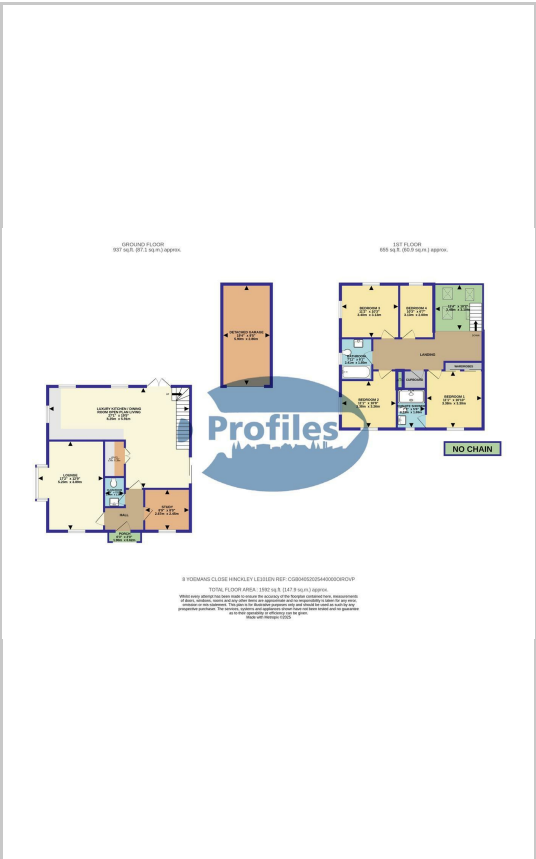
Detached Garage 19'4" x 9'4" (5.91 x 2.86)

Having electric up and over door, light and power, storage to roof.

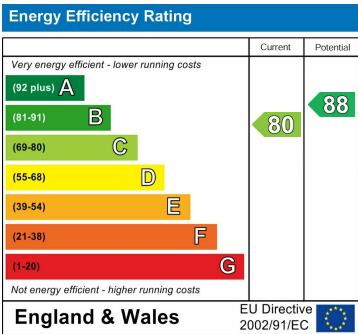
Area Map



Floor Plans



Energy Efficiency Graph



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