



22 Ambion Way, Hinckley, LE10 1JH
Offers Over £425,000



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RH Homes and Property are very pleased to offer this well presented and well extended four bedroom detached house on a popular no through development within the town of Hinckley. Briefly comprising an Entrance Hall, Downstairs WC, Lounge, Dining Room, Kitchen, Utility, Extended Family Room, Master Bedroom with Ensuite, Three further double Bedrooms and Family Bathroom. The property also benefits from a double width driveway leading up to a single Garage allowing parking for numerous vehicles, landscaped corner plot rear gardens with a timber office/cabin (fully fitted with windows, french doors, power and lighting), UPVC double glazing and recently updated gas central heating - Viewing to understand the size and space on offer is highly recommended.

Council Tax - E

Porch

Being part brick and UPVC double glazed surround and having tiled flooring and with UPVC double glazed door to the front aspect.

Entrance Hall

With laminate wood effect flooring radiator and composite door to the front elevation.

Downstairs WC

Having a two piece white suite comprising low flush WC and corner wash hand basin, extractor, laminate wood flooring, and UPVC double glazed window to the front aspect.

Lounge

Having a focal point living flame effect gas fire set in a marble surround, continuation laminate flooring, radiator, TV point, adjoining double doors to the dining room, and UPVC double glazed bay window to the front elevation.

Dining Room

With laminate wood flooring, radiator and sliding door to the rear aspect.

Kitchen

Housing and ample range of gloss fronted wall and base units with working surfaces over and tiled splashbacks, a five ring gas hob with electric oven under and hood over, an inset one and a half sink and drainer, laminate wood flooring, radiator, and UPVC double glazed window to rear aspect.

Utility

With further wall and base units and working surface over, inset stainless steel sink and drainer, central heating boiler and radiator.

Family Room

Spanning the full width of the house with part brick and UPVC double glazed surround, laminate wood flooring, two vertical radiators and two UPVC double glazed side door to both side elevations leading to the rear gardens.

Landing

Having loft access (with ladder, lighting and part boarding), radiator and and UPVC double glazed window to the front aspect.





Master Bedroom

Having laminate wood flooring, radiator, and UPVC double glazed window to the rear elevation.

Ensuite

Having a three piece suite comprising low flush WC, wash hand basin and thermostatic shower in a corner cubicle, laminate wood flooring, extractor, radiator and and UPVC double glazed window to the rear aspect.

Bedroom Two

With radiator and and UPVC double glazed window to the rear aspect.

Bedroom Three

With radiator and and UPVC double glazed window to the front elevation.

Bedroom Four

With radiator and UPVC double glazed window to the front aspect.



Family Bathroom

With a three piece white suite of low flush WC, wash hand basin and sink with shower off taps and screen, laminate wood flooring, airing cupboard, radiator, extractor and and UPVC double glazed window to the side aspect.

Garage

With power, lighting and side hinged bi-fold door.



Timber Cabin

Being insulated, power, lighting and windows and french doors opening onto the garden.

Outside

Situated on a good corner plot there is a pebbled lawn and slabbed bin store with a tarmac driveway leading to the front door and garage. There is also a slabbed pathway leading down the side of the property to an iron gate and the rear garden.

The rear garden area is tiered and landscaped with a step up to slabbed walkways and artificial turfed areas, a further slabbed patio area and a block paved base, which is home to the timber office/cabin.

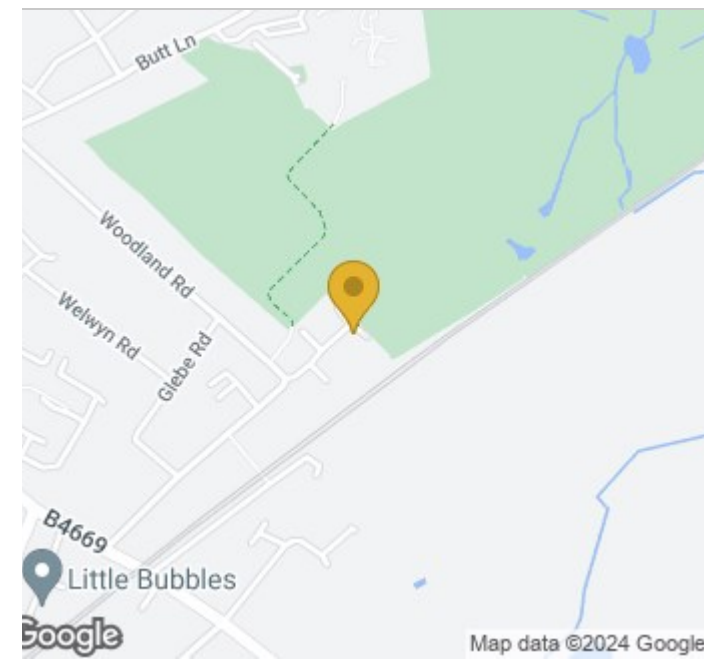




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Total Area: 159.6 m² ... 1718 ft²

All measurements are approximate and for display purposes only



Leaving Hinckley along Station Road, take a left turning at the T-junction at the bottom on to Southfields Road. Continue to the end of Southfields Road and then turn right at the traffic lights, there is a left turning a short way along onto Forest Road, follow the road along until the bend bear right into Ambion Way. The property is situated on the right hand side towards the end of the road. For SATNAV users the post code is LE10 1JH.

Viewing

Please contact our RH Homes and Property Office on 01455 633244 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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

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