



**1 Sword Drive, Hinckley, LE10 0GX**  
**Offers Around £260,000**



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RH Homes and Property are very pleased to offer this is a very well presented, modern three bedroomed semi-detached house with garage and driveway situated on a corner plot on the JS Bloor built Windmill Way Development in Hinckley. The accommodation briefly comprises of an Entrance Hall, Lounge, Dining Kitchen, Downstairs WC, Landing, Three Bedrooms, Master Bedroom with Ensuite and built in wardrobes, and Family Bathroom. With enclosed lawned gardens, brick built Garage and off road parking. Viewing strongly recommended!!

Council Tax - C

**Entrance Hall**

With laminate flooring, radiator, cloak room, and composite door to the front aspect.

**Downstairs WC**

3'1 x 5'5 (0.94m x 1.65m)

Having a two piece white suite of low flush WC and was hand basin with splashback tiling, vinyl flooring, radiator, and extractor.

**Lounge**

10'7 x 15'2 (3.23m x 4.62m)

Having continuation laminate flooring, two radiators, perfect fit window blinds, and UPVC double glazed windows to the front and side aspects.

**Dining Kitchen**

8' 11 x 15'2 (2.44m 3.35m x 4.62m)

With a good range of modern wall and base level units with working surfaces over and subway tiled splashbacks, an inset one and a half ceramic sink and drainer, a four ring electric hob with oven under and hood over, plumbing for washer and dryer, integrated fridge, freezer and dishwasher, Baxi combination boiler in cupboard, radiator, perfect fit window blinds, and UPVC double glazed window to the front and side elevations along with UPVC double glazed French doors opening onto the rear gardens.

**Landing**

With airing cupboard and loft access.

**Bedroom One**

9'2 x 11'11 overall (2.79m x 3.63m overall)

With radiator, sliding mirror fronted built in wardrobes, and UPVC double glazed window to the side aspect.







### Ensuite

9'2 x 5'10 overall (2.79m x 1.78m overall)

Having a three piece white suite comprising electric shower in a cubicle, wash hand basin and low flush WC, part tiled surround, vinyl flooring, heated chrome towel rail, shaver socket, extractor, and UPVC double glazed window to the front elevation.

### Bedroom Two

10'6 x 8'2 overall (3.20m x 2.49m overall)

Having a radiator, and UPVC double glazed window to the front aspect.



### Bedroom Three

10'7 x 6'10 (3.23m x 2.08m)

With radiator, and UPVC double glazed window to the side elevation.

### Family Bathroom

6'6 x 6'3 (1.98m x 1.91m)

Having a three piece white suite comprising bath with mixer shower off tap, wash hand basin and low flush WC, part tiled surround, vinyl flooring, heated chrome towel rail, shaver socket, extractor, and UPVC double glazed window to the front aspect.



### Garage

With power, lighting, up and over door onto the tarmac driveway.

### Outside

Situated on a corner plot - to the front of the property is a lawned garden and shrub border with a tarmac driveway running adjacent to the home and leading to a brick built single garage.



To the side of the property and enclosed in a brick wall is a mainly lawned garden with an electric vehicle charging point, decking, slabbed patio, decorative tree and shrub areas, and a timber gate access to the garage and driveway.



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Total Area: 76.2 m<sup>2</sup> ... 821 ft<sup>2</sup>

All measurements are approximate and for display purposes only



Proceeding out of Hinckley town centre. Go along Hollycroft (with Hollycroft Park on your left hand side), Hollycroft becomes Stoke Road, and follow this until reaching the Perimeter Road roundabout with Morrisons on your right. Take the first left off of the roundabout, then left where the property is on the immediate corner, easily identified by the RHHP for sale board. For SATNAV users the post code is LE10 0GL.

## 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.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(82 plus) <b>A</b>		91
(81-81) <b>B</b>		
(69-80) <b>C</b>	79	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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