

OPENING DOORS SINCE 1843

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THE ESTATE AGENTS

COMING
SOON

Merrifield Gardens, Hinckley, LE10 2TE
Price £545,000



4



3



1



Merrifield Gardens Hinckley, LE10 2TE

A STUNNING, 4 BEDROOM DETACHED BRAND NEW HOME SET WITHIN THE SOUGHT AFTER LOCATION OF BURBAGE. Merrifield Gardens offers a fantastic 4 bedroom detached home with integral garage.

The superior quality of this home is shown in the high specification and finishing touches which include, Bespoke fitted kitchen, Quartz worktops and window sills to the kitchens, integrated appliances, flooring throughout, underfloor heating to ground floor, built-in wardrobes to Bedroom 1 which has a concealed 'back and forth' door revealing the wardrobe and en-suite as well as a bespoke hand-made pull out coat cupboard, Video cameras to front and rear and a Ring Doorbell - to name but a few of the fabulous finishes. This homes comprises: spacious open plan living with beautifully fitted kitchen/diner to the rear with patio doors opening out to the rear garden, utility, separate lounge, downstairs cloaks with built-in vanity unit, four good sized bedrooms, two with contemporary en-suites, modern high specification family bathroom with built in vanity unit. To the rear is an impressive turfed garden including a good sized patio area and comes with an integral garage.

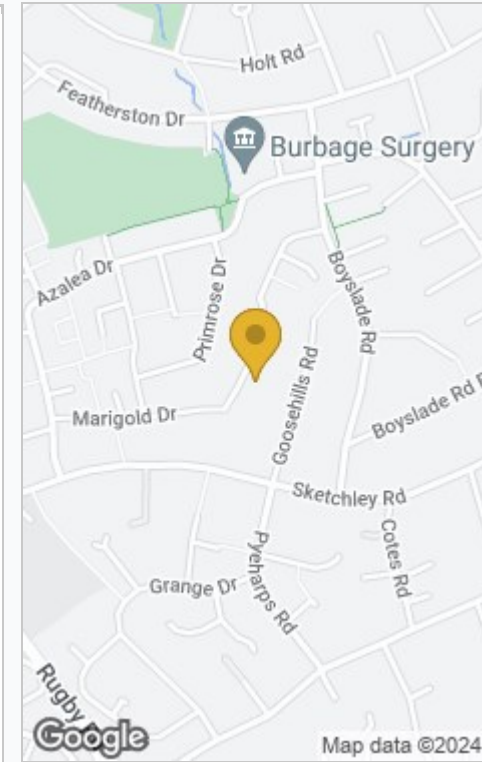
The desirable Burbage location provides an excellent range of everyday amenities together with a variety of shops, public houses, primary schools and secondary school, also with great motorway networks links to the A46, M69, M6 & M1. Viewing is highly recommended to fully appreciate this impressive property.

Services: Mains Gas, Electricity & Water & Sewerage will be supplied to the property (No tests have been carried out, therefore, we are unable to confirm connection).


- OPEN DAY COMING SOON - REGISTER YOUR INTEREST - BY APPOINTMENT ONLY
- BRAND NEW 4 BEDROOM DETACHED HOME
- GOOD SIZED REAR GARDEN
- SOUGHT AFTER LOCATION
- HIGH SPECIFICATION
- 2 ENSUITE BATHROOMS
- OPEN PLAN KITCHEN/DINER
- UTILITY ROOM
- INTEGRAL GARAGE WITH PERSONNEL DOOR TO SIDE OF HOUSE
- GREAT MOTORWAY NETWORK LINKS

Floor Plan

Area Map



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 	

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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