



**Connells**

Barlestone Drive  
Hinckley



## Property Description

An impressive extended four double bedroomed detached family property with three reception rooms to include a superb fitted kitchen/dining room, with breakfast bar island unit and built-in Neff appliances, spacious lounge with underfloor heating, feature fireplace with gas fire and bi-fold doors leading into the rear garden, a separate office/playroom plus utility room and cloakroom.

To the first floor is a good sized master bedroom with en-suite shower room, three further double bedrooms and a family bathroom. The property also benefits from a driveway with parking for multiple vehicles, EV charging point and CCTV system.

Located in a popular residential position, internal inspection highly recommended to fully appreciate this beautiful family home.

## Porch

Open copied porch with door to the front elevation.

## Entrance Hallway

9' 7" x 9' 1" ( 2.92m x 2.77m )

Having under stairs storage cupboard, tiled flooring and stairway off to the first floor. Access to cloakroom.

## Cloakroom

6' 2" x 3' 11" ( 1.88m x 1.19m )

Having hand wash basin and WC, continued

tiled flooring, part ceramic tiled walls and radiator. Obscure internal window to the front elevation.

## Lounge

32' 8" x 12' ( 9.96m x 3.66m )

Having feature brick fireplace with gas fire, TV aerial point, tiled flooring and underfloor heating. Two UPVC roof lights and ceiling spotlights. Two aluminium framed floor to ceiling windows and an aluminium framed bi-fold door with vaulted roof section and feature window to the rear elevation overlooking the rear garden.

## Office / Playroom

10' 6" x 8' 3" ( 3.20m x 2.51m )

Having continued tiled flooring, TV aerial point and ceiling spotlights.

## Kitchen / Dining Room

22' 4" x 25' 1" ( 6.81m x 7.65m )

This fabulous spacious kitchen has a range of shaker style wall and base units with contrasting worktop over, 1.5 bowl sink with chrome mixer tap, a built-in appliance wall unit with two built-in Neff mid level ovens and a recess point for an American style fridge freezer, breakfast bar island unit with cupboards, drawers and contrasting worktop over and with further Neff appliances to include induction hob and worktop extractor.

Ceiling spotlights, tiled flooring and underfloor heating. UPVC double glazed window to the front elevation.

The dining area has continued tiled flooring, chrome vertical radiator, and two internal windows to front and rear elevations allowing lots of natural light to enter the room and views into the rear garden.

### Utility Room

11' 5" x 9' ( 3.48m x 2.74m )

Having a range of wall and base units with worktop over, 1.5 bowl sink unit with drainer and mixer tap, tiled splashback surround, appliance recess point/plumbing for washing machine and tumble dryer. Tiled flooring and ceiling spotlights.

UPVC double glazed window to the front elevation and UPVC double glazed door to the side elevation.

### First Floor Landing

Having contrasting wooden and chrome balustrade, coving and giving access to the first floor accommodation.

### Bedroom One

18' 8" x 14' 8" ( 5.69m x 4.47m )

Bedroom one is a generous double room with dual aspect windows to front and rear elevation allowing for plenty of natural light to enter the room, with TV aerial point, radiator and carpet flooring. Access to the en-suite.

### En-Suite Shower Room

7' 3" x 2' 10" ( 2.21m x 0.86m )

Comprising walk-in shower, hand wash basin and WC, with extractor fan, chrome upright towel radiator, ceiling spotlights and tiled flooring. Obscure UPVC window to the front elevation.

### Bedroom Two

11' 5" x 9' 1" ( 3.48m x 2.77m )

Bedroom two is a double room, with radiator, coving, laminate flooring and UPVC double glazed window to the front elevation.

### Bedroom Three

11' 5" x 8' 5" ( 3.48m x 2.57m )

Bedroom three is also a double room, with radiator, coving, laminate flooring and UPVC double glazed window to the rear elevation.

### Bedroom Four

9' x 9' 9" ( 2.74m x 2.97m )

Bedroom four is also a double room, with radiator, coving, TV aerial point, carpet flooring and UPVC double glazed window to the rear elevation.

### Family Bathroom

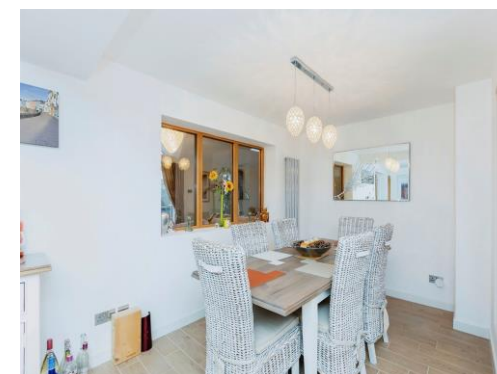
9' 8" x 5' 11" ( 2.95m x 1.80m )

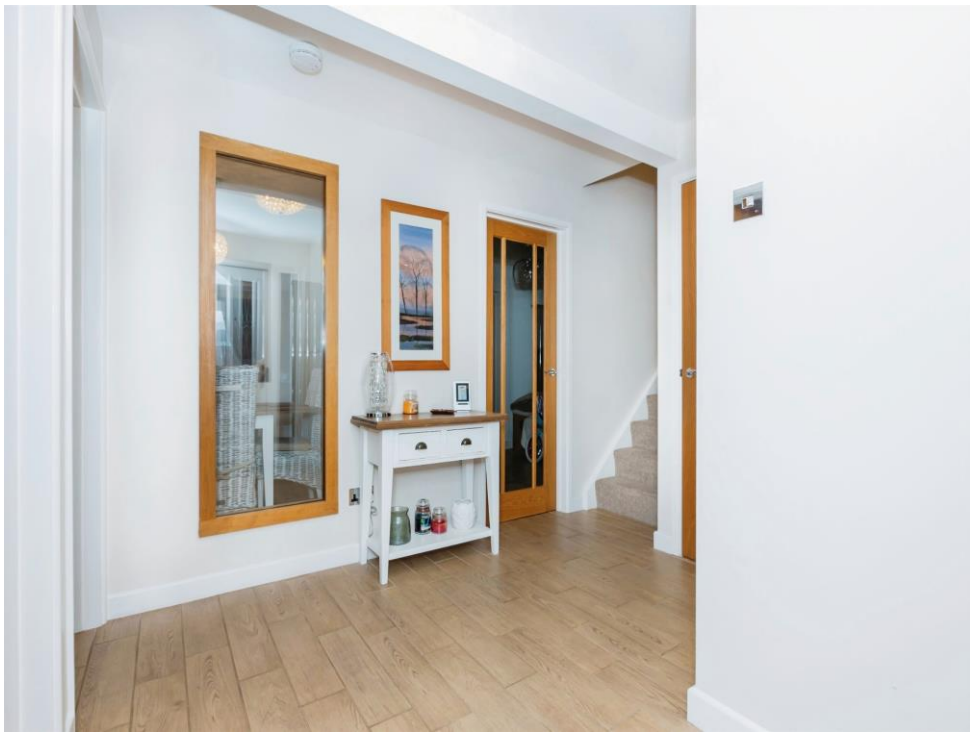
Comprising corner shower cubicle, panel bath, combination hand wash basin and WC unit, and with two built-in storage cupboards below, separate wall mounted storage cabinet, chrome upright towel radiator, ceiling spotlights, tiled flooring and ceramic tiled walls. Obscure UPVC double glazed window to the front elevation.

### To The Outside

To the front of the property there is driveway with parking for multiple vehicles, EV charging point and CCTV system. Dual side gated access leading to the rear of the property.

The rear garden has a patio and an area laid with artificial lawn. Paved pathway, pebbled area and pergola. Brick wall and fenced perimeter.









**Ground Floor**



**First Floor**

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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**EPC Rating: C**

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Tenure: Freehold



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