



**Connells**

Towers Drive  
Hinckley



## Property Description

This modern looking three bedroom semi-detached property is perfectly located and sized for any first buyers or families that are looking for a place to settle and build a home. You are greeted with an inviting entrance/hallway leading to a very spacious, modern living room/family room. Leading off that is a downstairs toilet then on to a family kitchen/dining room and utility area with patio doors leading to a nice sized rear garden. Upstairs you are led to three spacious bedrooms with plenty of natural light entering each room, along with an en-suite off the main bedroom you also have a good sized family bathroom with modern appliances.

The surrounding town comprises off sought after nurseries and schools along with local shops, supermarket, bars and restaurants. There is also a lot of surrounding parks and fields for plenty of weekend/evening walks.

### Entrance Hallway

5' x 6' 6" ( 1.52m x 1.98m )

Having radiator and carpet flooring. Stairway off to the first floor.

### Cloakroom

6' 6" x 3' 2" ( 1.98m x 0.97m )

Having wash hand basin and WC, radiator and lino flooring.

### Lounge

18' 1" x 16' 5" ( 5.51m x 5.00m )

Having radiator, TV point and carpet flooring.

Double glazed window to the front, side and rear elevations.

### Kitchen

17' x 9' 5" ( 5.18m x 2.87m )

Having a fitted kitchen with a range of modern wall and base units, sink and drainer, tiled splashback surround, built-in double oven, gas hob with extractor hood above and radiator. Double glazed window to the front elevation and double glazed patio doors leading into the rear garden.

### Utility Room

7' 1" x 6' 5" ( 2.16m x 1.96m )

Having co-ordinating wall and base unit, central heating boiler, appliance plumbing/recess point and radiator. Double glazed door to the rear elevation.

### First Floor Landing

17' 1" x 6' 1" ( 5.21m x 1.85m )

Having airing cupboard, radiator and carpet flooring. Double glazed window to the front and rear elevations.

### Bedroom One

16' 11" x 11' 11" ( 5.16m x 3.63m )

Having built-in wardrobe, radiator, telephone point and carpet flooring. Double glazed window to the front elevation.

### En-Suite

4' 11" x 8' 5" ( 1.50m x 2.57m )

Comprising shower cubicle, wash hand basin and WC, part tiled walls, extractor fan and

radiator. Obscured double glazed window to the rear elevation.

### Bedroom Two

9' 7" x 7' 10" ( 2.92m x 2.39m )

Having radiator, telephone point and carpet flooring. Double glazed window to the rear elevation.

### Bedroom Three

8' 4" x 9' 8" ( 2.54m x 2.95m )

Having built-in wardrobe, radiator, telephone point and carpet flooring. Double glazed window to the front elevation.

### Bathroom

7' 2" x 6' 3" ( 2.18m x 1.91m )

Comprising bath with mixer tap and shower over, wash hand basin and WC, shaver point, part tiled walls, extractor fan and radiator. Double glazed window to the front elevation.

### To The Outside

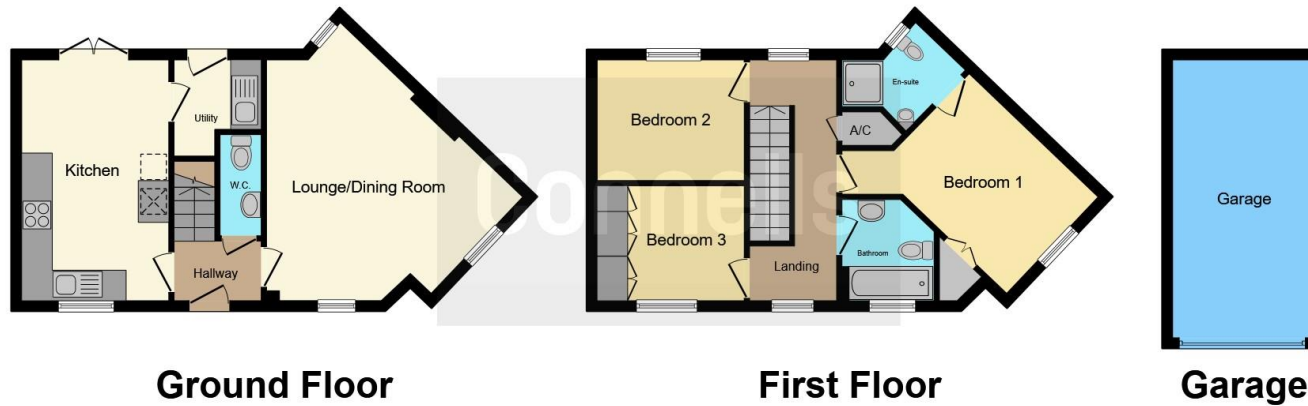
To the front of the property there is a small fore garden with hedging to the boundary, driveway to the side leading to garage. Gated side access leading to the rear garden.

The rear garden is laid to lawn with a paved patio and fenced boundary.









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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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.focalagent.com](http://www.focalagent.com)

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**EPC Rating: C**

Tenure: Freehold

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