



Connells

Applebees Meadow
Hinckley

Applebees Meadow Hinckley LE10 0FL

for sale offers in excess of
£300,000



Property Description

Viewings strictly by appointment only viewing days on Friday 20th June and Saturday 21st June, please call the office to secure your viewing!!

Hinckley town centre is just a short distance away, providing a wide range of shops, supermarkets, restaurants, and leisure facilities, including The Crescent Shopping Centre, which features high-street retailers, dining options, and a cinema. Everyday essentials are also easily accessible, with local shops and services nearby.

Transport connections from this location are excellent. The A5, M69, and M1 are all within easy reach, making it convenient for commuters traveling to Leicester, Coventry, and Birmingham. Hinckley railway station is also nearby, offering regular services to Leicester, Birmingham, and beyond.

For families, the area is well-served by reputable schools and nurseries. Nearby green spaces such as Hollycroft Park and Burbage Common provide opportunities for outdoor activities, walks, and family outings.

With its combination of a desirable location, excellent transport links, and access to great amenities.

Entrance Hall

With carpet, central heating radiator, consumer unit.

Downstairs Cloakroom

4' 8" x 3' 10" (1.42m x 1.17m)

With feature half tiling, tile flooring, fitted basin with storage, low level w/c, chrome heated towel rail.

Living Room

16' 7" x 11' (5.05m x 3.35m)

To the front elevation with large upvc window with column style radiator beneath, herringbone wooden flooring, stylish electric fireplace with surround and tiling, wood slatted paneling above with TV, media cupboard with TV points ideal for cable management and controls for bluetooth speakers in ceiling, sliding wooden barn style door leading into kitchen diner, feature wood paneling throughout the living room, downlights to the ceiling.

Kitchen Diner

18' 7" x 15' 2" (5.66m x 4.62m)

Exceptional extended kitchen dining space with herringbone wood flooring, fitted double oven with fitted microwave and coffee machine, multi ring gas hob with extractor fan, fitted space for American style fridge freezer, large kitchen island with breakfast bar, inset sink with chrome mixer tap, integrated dishwasher and bin cupboard to kitchen island, Quartz worktop to the kitchen with large Quartz splashback, french doors to rear elevation with fitted blinds, wood paneling with paneled central heating radiator and large vertical radiator, TV points, bluetooth speakers in ceiling, with feature lighting over kitchen island and downlights.

Utility Room

11' 2" x 7' 2" (3.40m x 2.18m)

With fitted storage units and bench seating with hanging rail, tile flooring, upvc door leading to the driveway, sink with mixer tap, wooden worktop, two undercounter appliance spaces with plumbing for washing machine, space for wine cooler, tile splashback, vertical radiator, rear upvc door leading to storage room.

Landing

Leading up the stairs are feature wood paneling, LED lighting, carpeted, A/C, loft access with fitted ladder, boarding, lighting and power.

Bedroom One

11' 1" x 9' 2" (3.38m x 2.79m)

To the front elevation with venetian blinds to upvc window, carpet, central heating radiator, wood panelling, fitted sliding door wardrobe, TV points, en suite shower room.

En Suite

9' 2" x 3' 7" (2.79m x 1.09m)

To the front elevation with privacy window, walk in shower with tile surround, feature half tiling, fitted basin with storage space, low level w/c, central heating chrome towel rail, extractor fan.

Bedroom Two

8' 9" x 8' 2" (2.67m x 2.49m)

To the rear elevation with wood paneling, fitted wardrobe over the stairs, carpet, radiator, TV point.

Bedroom Three

8' 11" x 6' (2.72m x 1.83m)

To the rear elevation with carpet, radiator, central heating radiator, TV point.

Family Bathroom

6' 5" x 6' 2" (1.96m x 1.88m)

With fitted bath with shower over and full tile surround, fitted basin with storage drawers, low level w/c, black heated towel rail, herringbone tile flooring, extractor fan.

Storage Room

7' 4" x 5' 10" (2.24m x 1.78m)

With sound proofing, loft access with boarding, rear upvc door leading into the garden.

Garden Office

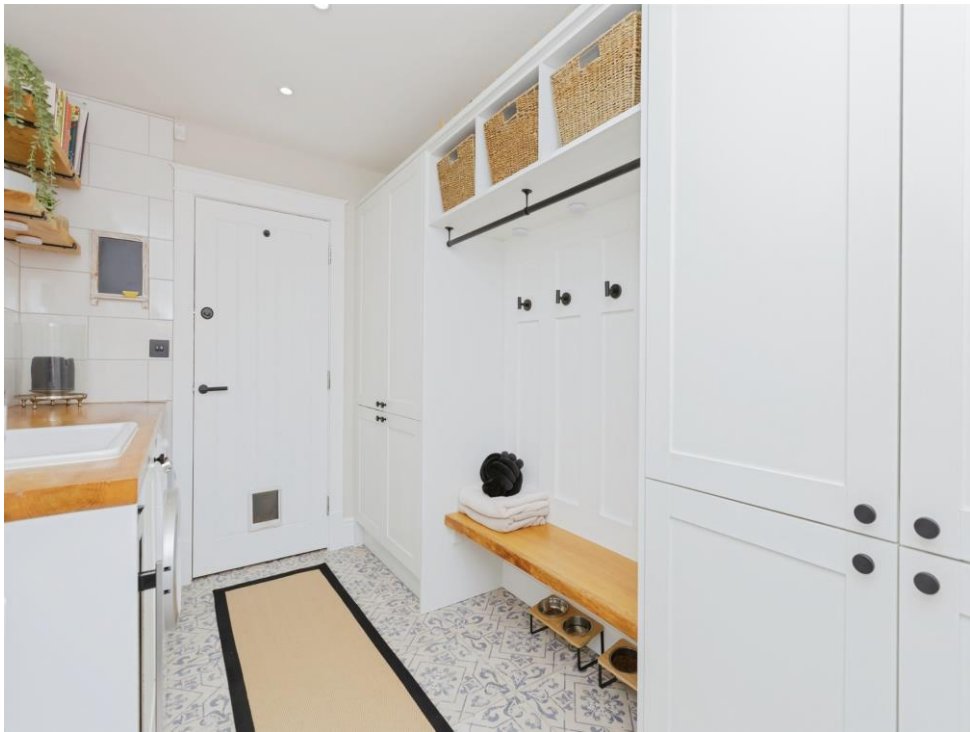
9' 10" x 5' 6" (3.00m x 1.68m)

Purpose built garden office with timber cladding to the exterior, sliding door, wood paneling to the interior with lighting and power, Internet points, feature lighting.

Outside

To the front of the property is a driveway with parking for one car and EV charging point, to the rear garden is a wooden pergola with block paving patio area off of the kitchen diner, 32 amp wiring for hot tub, outside tap and sockets, astroturf, mature borders surrounding the garden with rear gate, purpose built garden office.









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

To view this property please contact Connells on

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88 Castle Street
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EPC Rating: C Council Tax
 Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/HIN313225



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