





## Property Description

Set on the ever-popular Applebees Meadow development in Hinckley, this attractive property offers a fantastic blend of contemporary living and everyday convenience.

With a practical layout, private garden and nearby green spaces, it makes an ideal home for first-time buyers, families, or downsizers.

Highly regarded modern development on the edge of Hinckley. Close to local shops, supermarkets and amenities. Well-placed for popular primary and secondary schools.

Just a short distance from Hinckley town centre with shopping, restaurants and leisure facilities. Excellent road connections via the A5, A47 and M69, making commuting simple.

Access to Hinckley train station with links to Leicester, Birmingham and beyond. Surrounded by local parks and green walks, ideal for families and outdoor lovers.

A smart and well-situated home in a sought-after Hinckley location - offering excellent access to schools, amenities and transport links.

## Ground Floor

### Lounge

16' 7" x 11' 1" ( 5.05m x 3.38m )

Features: Front elevation, carpet, TV point, window, radiator, understairs storage.

### Dining Room

8' 8" x 8' 6" ( 2.64m x 2.59m )

Features: Laminate flooring, French doors to rear, radiator.

### Kitchen

8' 7" x 6' 7" ( 2.62m x 2.01m )

Features: Laminate flooring, window (rear elevation), Logic combi boiler, integrated fridge freezer, undercounter appliance space for washer & dishwasher, gas hob, single fitted oven, extractor fan.

### Cloakroom

4' 9" x 3' 10" ( 1.45m x 1.17m )

Features: Extractor, pedestal sink, WC, splashback tiles, cupboard, shelving.

## First Floor

### Bedroom 1

11' 3" x 9' 3" ( 3.43m x 2.82m )

Features: Front elevation, carpet, radiator, TV point, fitted storage cupboard.

### En-Suite

9' 4" x 3' 10" ( 2.84m x 1.17m )

Features: Shower with tile enclosure, tiled floor, window (front elevation), WC, pedestal sink, extractor fan, heated towel surround.

### Bedroom 2

8' 9" x 8' 3" ( 2.67m x 2.51m )

Features: Rear elevation, carpet, radiator.

### Bedroom 3

8' x 6' 11" ( 2.44m x 2.11m )

Features: Rear elevation, carpet, radiator.

### Bathroom

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

Features: Fitted bath with half-tile surround, WC, pedestal sink, tiled floor, extractor fan, radiator.

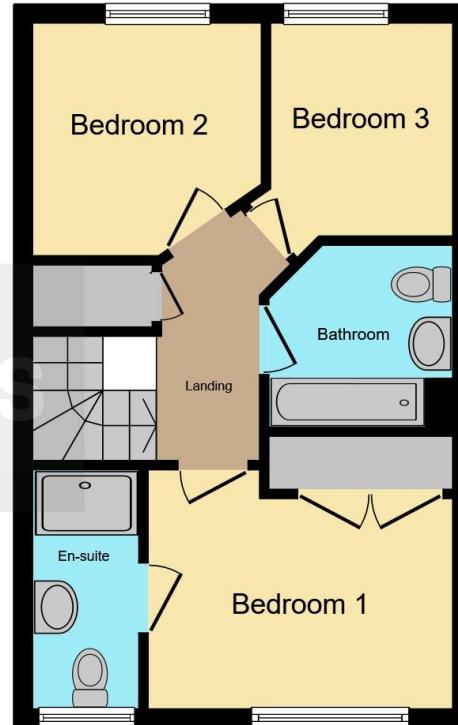








**Ground Floor**



**First Floor**

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EPC Rating: C    Council Tax  
 Band: C

Tenure: Freehold

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