





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.









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

T 01455 230523
E hinckley@connells.co.uk

88 Castle Street
 HINCKLEY LE10 1DD

EPC Rating: C Council Tax
 Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/HIN313505



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: HIN313505 - 0003