





Property Description

Modern Family Home in a Desirable Hinckley Location

Situated within the ever-popular Applebees Meadow development, this beautifully presented four-bedroom family home offers a superb combination of comfort, style, and practicality.

With contemporary interiors, a private garden, and convenient access to local amenities, this property is ideal for families, professionals, or first-time buyers seeking a modern lifestyle in a well-connected setting.

Quiet, family-friendly development on the western edge of Hinckley. Within easy reach of Hinckley town centre, offering shops, cafés, restaurants, and leisure facilities. Close to Hollycroft Park and Burbage Common, ideal for outdoor recreation.

Excellent transport links via the A5, M69, and A47, providing easy access to Leicester, Coventry, and Birmingham. Well-regarded local schools nearby, making it an ideal choice for families.

Perfect opportunity to own a modern, move-in-ready home in a peaceful yet convenient location. Early viewing is highly recommended to appreciate all that this property has to offer.



Ground Floor

Lounge

17' x 12' 3" (5.18m x 3.73m)

Well-Sized room with front window, electric fireplace & storage cupboard.

Kitchen/Dining Room

18' 10" x 15' 9" (5.74m x 4.80m)

Large extended & modern throughout living kitchen/diner/family room with bi-fold doors to the rear garden. Fully fitted kitchen with integrated appliances & kitchen island.

Downstairs Toilet

5' 1" x 2' 5" (1.55m x 0.74m)

First Floor

Bedroom 2

11' 8" x 8' 8" (3.56m x 2.64m)

Front bedroom with built-in wardrobes.

Bedroom 3

11' 10" x 8' 8" (3.61m x 2.64m)

Rear bedroom.

Bedroom 4

8' 5" x 6' 5" (2.57m x 1.96m)

Rear bedroom.

Bathroom

6' 5" x 5' 11" (1.96m x 1.80m)

Second Floor

Bedroom 1

12' 5" x 21' 3" (3.78m x 6.48m)

With built-in wardrobes & storage cupboard.

En-Suite

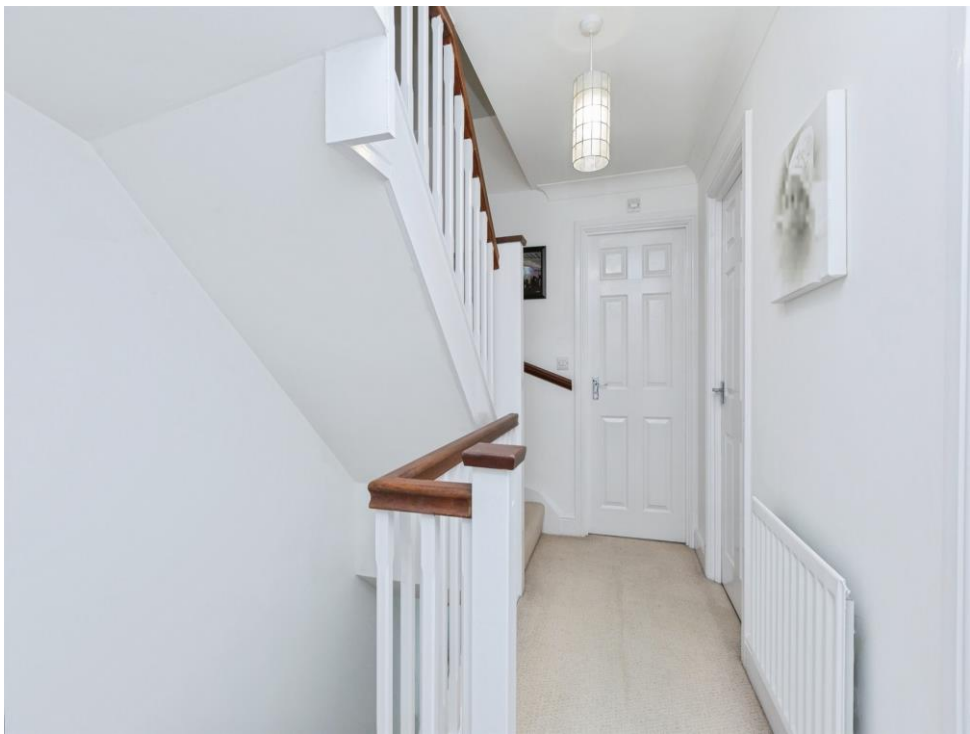
6' 5" x 4' 7" (1.96m x 1.40m)

Outside

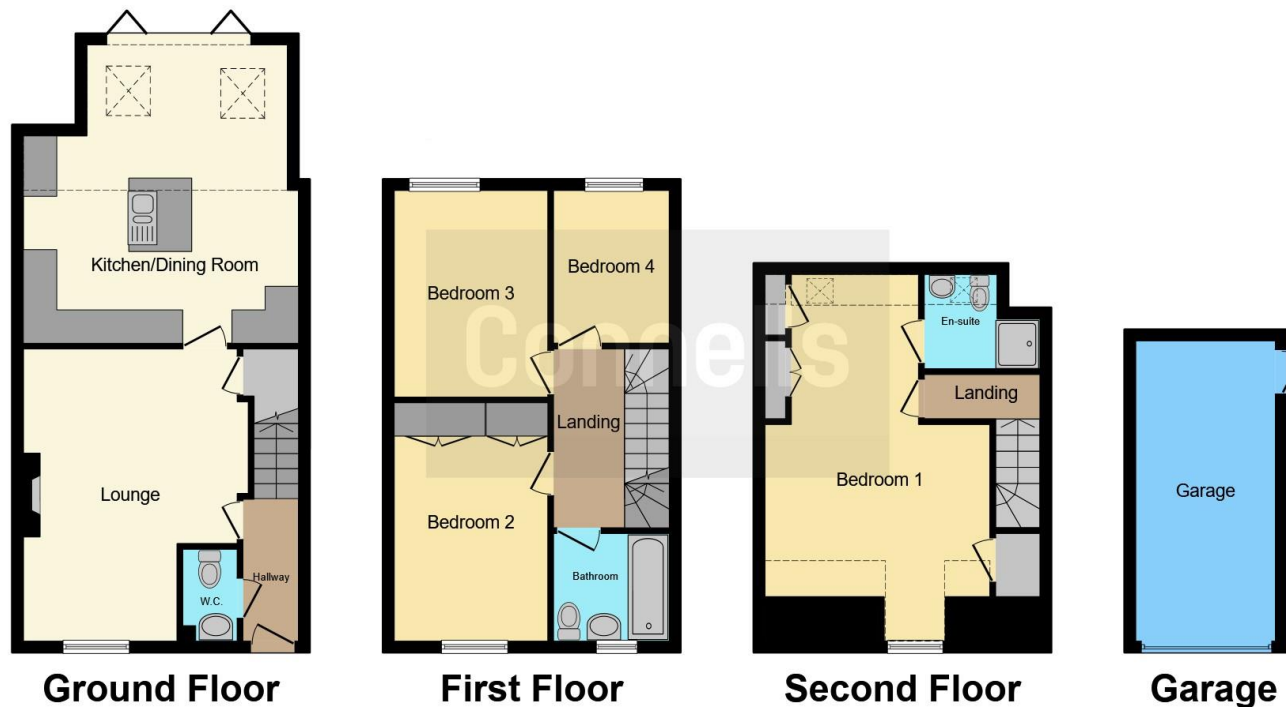
To the front there is a driveway leading to a garage.

With private garden to the rear. With split level areas. Large patio with porcelain tiles & retaining sleepers leading to lawned area.









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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EPC Rating: C Council Tax
 Band: C

Tenure: Freehold

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