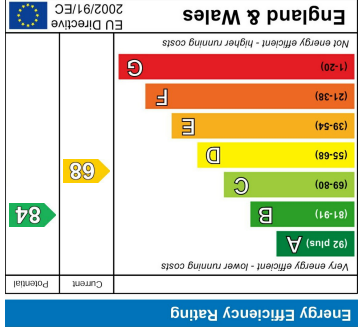
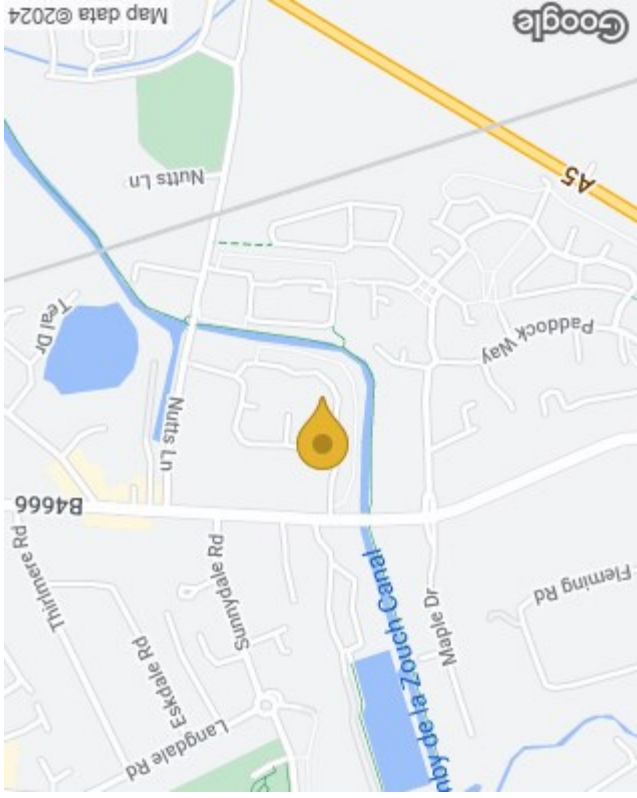


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

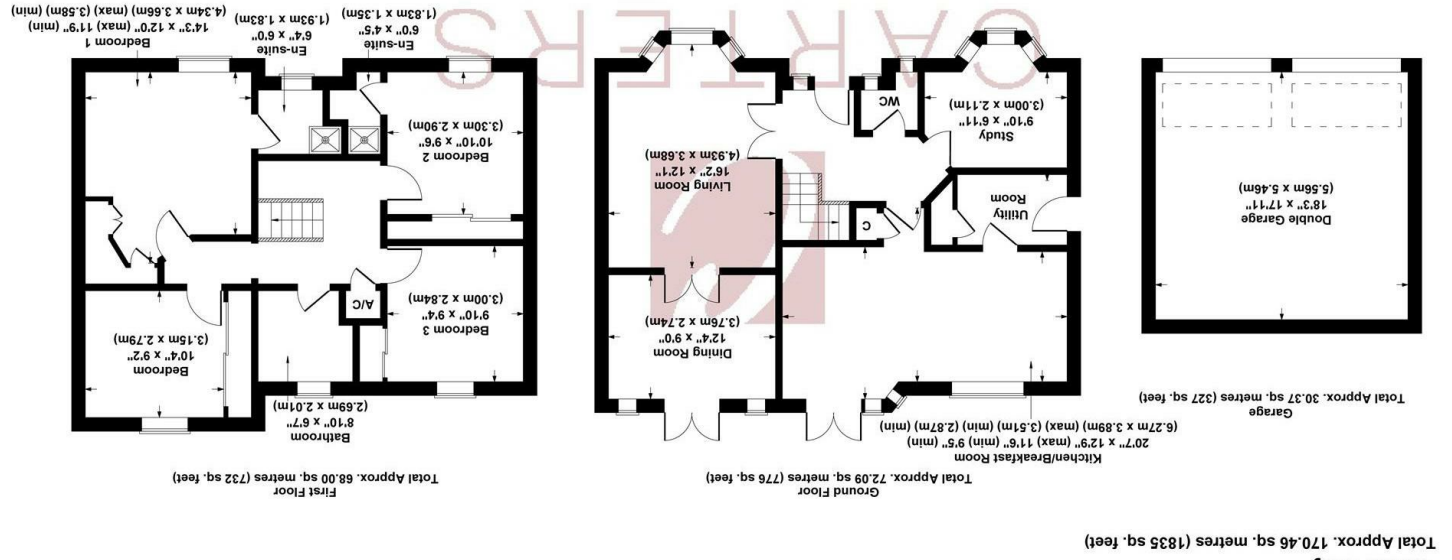
Please contact our Nuneaton Office on 02476 388863
 if you wish to arrange a viewing appointment for this property or require further information.



Energy Efficiency Rating Graph



Area Map



Floor Plan



9 Canal Way
 Hinckley, LE10 0DE

Offers Over £475,000



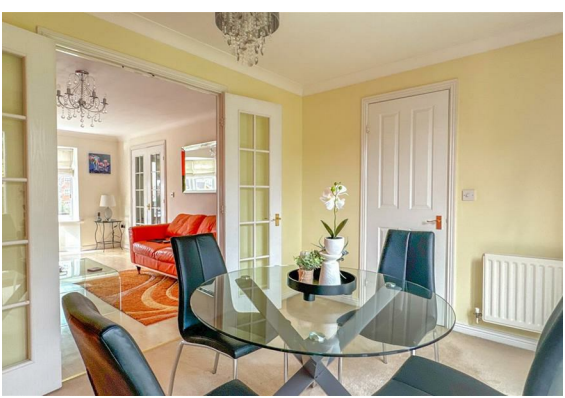
9 Canal Way

Hinckley, LE10 0DE

Situated on a charming block paved road with an exclusive outlook over the Ashby Canal and picturesque green space, this exceptional 'only one of its design' four-bedroom detached family home offers a unique blend of tranquility and convenience.

Nestled off the main Coventry Road, this spacious double fronted property enjoys a prime corner plot position, boasting a double garage, attractive frontage, and a delightful garden. With three reception rooms, four bedrooms, all with wardrobes, and two en-suites, this home provides generous accommodation ideal for family living. Its location offers easy access to local road networks, popular schools, and a variety of amenities.

Upon entry, you're greeted by a spacious hallway with a convenient WC/guests cloak. Double doors lead to the inviting living room, featuring a bay window with a pleasant outlook over the front green space and canal. Convenient access is provided to a separate dining room with patio doors to the garden and an open-plan breakfast kitchen area. The kitchen boasts a range of units and integrated appliances to include a dishwasher, freezer, double oven and gas hob, with French doors leading to the garden patio,



creating a bright and airy dining/seating area. Additionally, a separate utility room with plumbing for a washing machine, space for a tumble drier and a useful pantry offer added functionality. A study/home office at the front with feature bay window completes the ground floor, perfect for home workers.

Upstairs, a galleried landing leads to the principal bedroom suite, featuring modern fitted wardrobes and an en-suite with a shower unit and sink inset vanity unit. The second double bedroom, situated to the front, also includes fitted wardrobes and an en-suite with a shower unit. Two further bedrooms to the rear, both comfortably accommodating double beds, share a family-size bathroom comprising a white three-piece suite.

