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# 40 Rieth Close

, Hinckley, LE10 0YR

Offers Over £380,000



A modern 4 double bedroom, 2 bathroom family detached house occupying a secluded position and over looking the park to the rear. The property was in 2016 by the reputable 'Redrow Homes' in the 'Marlow design' and has the remaining period of the usually NHBC or similar 'New Build' warranty period. Additional benefits of gas central heating, photovoltaic panels (included in the freehold title), PVCu double glazing, double width driveway and no chain.

Ideally located close to all local amenities, to include local shops, schools and public transport services. The property is accessible for commuting to all major road links, such as the A5, M69, M1 and M6.

NO CHAIN.  
VIEWING ESSENTIAL.



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**Recessed porch. 4'8" x 2'7" (1.43 x 0.80)**

**Reception hall. 9'5" x 5'8" (2.88 x 1.73)**

Composite double glazed door, polished ceramic tiled floor, mains smoke alarm, easy tread staircase leading to the first floor via a spindle balustrade.

**Attractive lounge (front). 16'11" x 11'1" (5.17 x 3.38)**

PVCu double glazed window and radiator.

**Spacious luxury fitted breakfast kitchen / dining 14'11" x 13'7" (4.55 x 4.16)**

1 1/2 bowl sink unit, range of attractive base and wall units, finished in 'high gloss white' (9 base and 4 wall), associated work surfaces, split level gas hob, electric (fan assisted) oven, extractor hood, integrated fridge, freezer, dishwasher, double tall cupboard, radiator, twin PVCu double glazed french doors, adjacent PVCu double glazed windows, polished ceramic tiled floor, and down lights to the ceiling.

**Utility room (rear). 9'5" x 5'6" (2.89 x 1.69)**

Stainless steel sink, base unit finished in high gloss white, polished ceramic tiled floor, under stairs cupboard and obscure PVCu double glazed door.

**Guest cloakroom (rear). 5'4" x 2'11" (1.65 x 0.90)**

Suite in white, corner wash hand basin, low flush wc, polished ceramic tiled floor, down lights to the ceiling and radiator.

**First floor landing. 14'5" (max) x 10'7" (max). (4.40 (max) x 3.25 (max).)**

Roof void access via retractable aluminium ladder, PVCu double glazed window, mains smoke alarm and airing cupboard.

**Bedroom 1 (front). 17'7" (max) x 11'3" (max). (5.38 (max) x 3.45 (max).)**

PVCu double glazed window, radiator and vaulted ceiling.

**En-suite shower (front). 6'7" (max) x 5'10" (max) (2.01 (max) x 1.79 (max))**

Suite in white, double shower cubicle with a chrome, mixer shower, wash hand basin, low flush wc, obscure PVCu glazed window, chrome ladder style radiator. shaver point and extractor fan.

**Bedroom 2 (rear). 10'11" x 10'6" (3.33 x 3.21)**

PVCu double glazed window and radiator.

**Bedroom 3 (rear). 10'9" (max) x 9'2" (max) (3.28 (max) x 2.81 (max))**

PVCu double glazed window, recess with integral shelving and radiator.

**Bedroom 4 (front). 12'5" (max) x 9'3" (max) (3.80 (max) x 2.82 (max))**

PVCu double glazed window and radiator.

**Modern bathroom (side). 7'6" x 6'9" (2.30 x 2.07)**

Full suite in white, panel bath with chrome mixer shower and side glazed screen, wash hand basin, low flush wc, chrome ladder style radiator, obscure PVCu double glazed window, down lights to the ceiling, ceramic wall tiling and shaver point.

### Outside

Enclosed walled rear garden and side gated access.

Front garden with double width driveway.

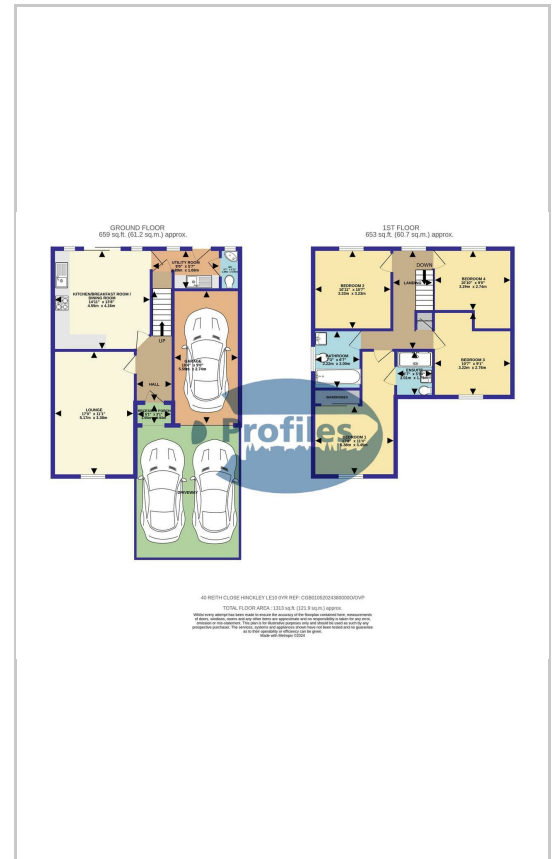
**Garage. 18'3" x 9'5". (5.58 x 2.89.)**

Up and over door, light, wall mounted condensing regular gas fired boiler (Ideal Logic H18). and power points.

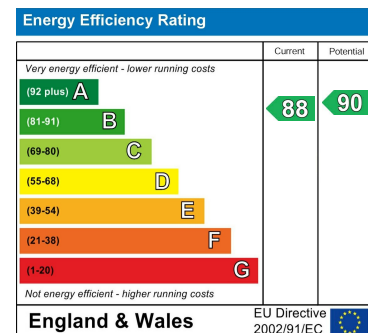
## Area Map



## Floor Plans



## Energy Efficiency Graph



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