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# 48 Rieth Close

, Hinckley, LE10 0YR

£385,000



Built in 2017, an immaculately presented, 4 double bedroom, 2 bathroom, modern spacious, family detached house, constructed by the reputable 'Redrow Homes' in the 'Marlow' design. The property has the additional benefits of the remaining period of the usual NHBC guarantee or similar 'New Build' warranty, gas central heating (condensing boiler), PVCu double glazing, Photovoltaic panels (included within the freehold title), luxury fitted breakfast kitchen, bedroom 1 with ensuite shower, guest cloakroom, utility room, modern bathroom, garage, driveway with parking for two cars, enclosed rear garden, PVCu fascia and soffit boards and side access to an enclosed picturesque rear garden with timber shed.

The property is situated in one of Hinckley's most popular and sought after locations, close to all local amenities, including local schools, shops and regular public transport services. All major road links are with reasonable commuting distance, such as the A5, M69, M1 and M6.

MUST BE VIEWED.



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## Canopy porch

### Reception hall 9'3" x 6'0" (2.81 x 1.82)

Double glazed composite door, staircase to first floor via spindle balustrade, and central heating radiator,

### Attractive lounge (front) 17'0" x 10'5" (5.18 x 3.18)

PVCu double glazed window and central heating radiator.

### Luxury Kitchen/dining room 15'0" x 13'9" (4.58 x 4.18)

1 1/2 bowl sink unit, range of base and wall units, finished in high gloss cream (8 base, pan drawers and 4 wall), associated work surfacers, 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, down lights to the ceiling and LVT floor.

### Utility room (rear) 9'7" max x 5'9" (2.93 max x 1.74)

Stainless steel sink unit, one base unit finished in high gloss soft cream, associated work surfaces, plumbing for washing machine, obscure double glazed composite door, UPVC double glazed window, radiator and understairs cupboard.

### Guest cloakroom 5'8" x 3'0" (1.72 x 0.91)

Suite in white, corner wash hand basin with tiled splash back, low flush w.c, radiator and PVCu double glazed window.

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

PVCu double glazed window, mains smoke alarm with battery back up, central heating radiator and roof void access,.

### Bedroom 1 ( front) with en-suite shower 17'7" (max) x 11'3" (max). (5.38 (max) x 3.45 (max).)

PVCu double glazed window, radiator, vaulted ceiling and fitted luxury twin double wardrobes.

### En-suite shower 6'10" x 5'10" (2.10 x 1.79)

Suite in white, chrome mixer shower, pedestal wash hand basin, low flush w.c, chrome ladder style radiator and PVCu double glazed window.

### Bedroom 2 (rear) 11'5" x 9'10" (3.48 x 3.0)

PVCu double glazed window, radiator and fitted double wardrobe.

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

PVCu double glazed window and radiator,

### Bedroom 4 (front) 12'8" (max) x 9'7" (max) (3.87 (max) x 2.93 (max))

PVCu double glazed window and radiator.

### Large family bathroom (side) 7'6" x 6'9" (2.30 x 2.07)

Suite in white, panelled bath with chrome mixer shower and side glazed screen, pedestal wash hand basin, low flush w.c, PVCu double glazed window, extractor fan, shaver point, ceramic wall tiling, radiator and chrome ladder style radiator.

## Outside

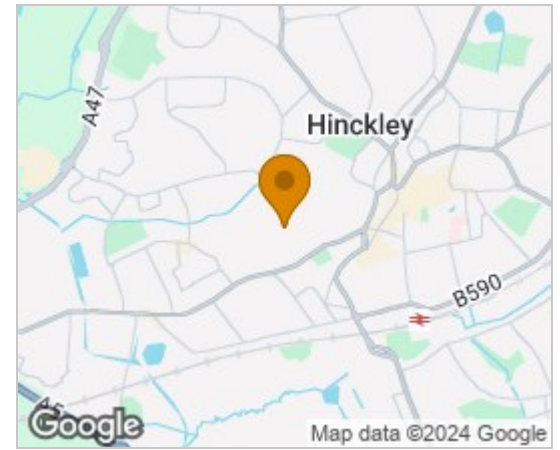
Enclosed rear garden with lawn, paved patio, gated side access, waterbutt, water tap and garden shed.

Double width driveway, front garden with lawn.

### Garage. 18'3" x 9'6" (5.58 x 2.898)

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

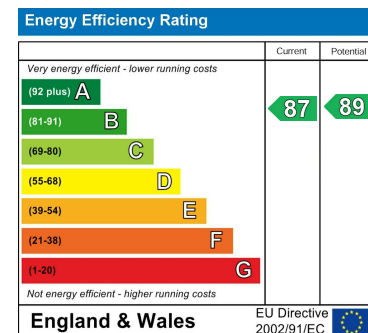
## Area Map



## Floor Plans



## Energy Efficiency Graph



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