



35 Partridge Road

, Hinckley, LE10 3ET

Offers In The Region Of £410,000



An immaculately maintained, show standard, modern 4 double bedroom, 2 bathroom family detached house, constructed in 2023 by the reputable Bloor Homes in the 'Langley' design and having the remainder period of the usual 10 year NHBC guarantee or similar New Build warranty period.

The property has the additional benefits of gas central heating (condensing boiler), PVCu double glazing, luxury fitted breakfast kitchen/ dining room, utility room, cloakroom , attractive lounge, separate STUDY , bedroom 1 with en-suite shower, luxury bathroom with separate shower, southerly facing rear garden, detached garage, 3 car driveway, PVCu fascia and soffit and water meter.

The property forms part of a popular and sought after development of quality properties and is located close to all local amenities, including local schools, shops and regular transport services.

The property is accessible for commuting to all major road links, such as the A5, M69, M1 and M6.

MUST BE VIEWED.



Canopy porch.

Reception hall. 16'6" (max) x 8'11" (max). (5.04 (max) x 2.73 (max).)

Composite double glazed door, LVT floor, mains smoke alarm, under stairs cupboard, room stat, easy tread staircase with spindle balustrade and radiator.

Guest cloakroom (side). 5'1" x 4'2". (1.56 x 1.28.)

Suite in white, wash hand basin, low flush wc, LVT floor, extractor fan and radiator.

Utility room (side). 6'0" x 5'1". (1.85 x 1.55.)

Stainless steel sink, range of base and wall units (1 base and 2 wall) finished in 'Cobble Grey', associated work-surfaces, LVT floor, radiator, and a wall mounted (fan assisted) gas fired condensing combination (Ideal Code ESP1 38)boiler,

Study (front). 8'9" x 5'6". (2.67 x 1.70.)

PVCu double glazed window and radiator.

Attractive lounge (front). 17'5" (into bay) x 10'11" (max). (5.31 (into bay) x 3.34 (max).)

Walk-in PVCu double glazed bay window and radiator.

Luxury 'Shaker style' fitted breakfast kitchen/din 24'8" x 11'8" (7.52 x 3.58)

Black slate composite feature sink, range of attractive base and wall units finished in 'Cobble Grey' (7 base and 4 wall), marble effect contrasting work surfaces, split level gas hob, electric double (fan assisted) oven, extractor hood (ducted), larder unit, integrated fridge, freezer, dish washer, PVCu double glazed french doors, twin PVCu double glazed windows, down lights to the ceiling, LVT floor and radiator,

First floor landing. 16'3" (max) x 9'1" (max). (4.97 (max) x 2.78 (max).)

Radiator, mains smoke alarm, linen cupboard and roof void access hatch.

Bedroom 1 (rear). 13'0" (max) x 10'8" (3.97 (max) x 3.27)

PVCu double glazed window, radiator, coving and fitted luxury double wardrobe with full length mirrored wardrobes.

En-suite shower (side). 7'3" x 5'4" (2.23 x 1.64)

Suite in white, fitted double shower cubicle with chrome mixer shoer, wash hand basin, low flush wc, radiator, down lights to the ceiling and extractor fan.

Bedroom 2 (rear). 12'9" (max) x 10'9" (max). (3.89 (max) x 3.28 (max).)

PVCu double glazed window and radiator.

Bedroom 3 (front). 12'11" (max) x 9'4" (max). (3.96 (max) x 2.85 (max).)

PVCu double glazed window and radiator.

Bedroom 4 (front). 12'6" (max) x 7'10" (max) (3.83 (max) x 2.41 (max))

PVCu double glazed window and radiator.

Luxury bathroom. 10'10" (max) x 6'9" (max). (3.32 (max) x 2.08 (max).)

Full suite in white, panel bath with chrome mixer shower, wash hand basin, low flush wc and separate fitted shower cubicle (fully tiled) with chrome mixer shower and glazed screen, down lights to the ceiling, radiator, LVT floor, ceramic wall tiling and obscure PVCu double glazed window.

Outside.

Front lawned garden with paved path, mature bushes, side gated access and 3 car tarmacadam driveway.

Enclosed southerly facing rear garden with paved patio, lawn and outside water tap.

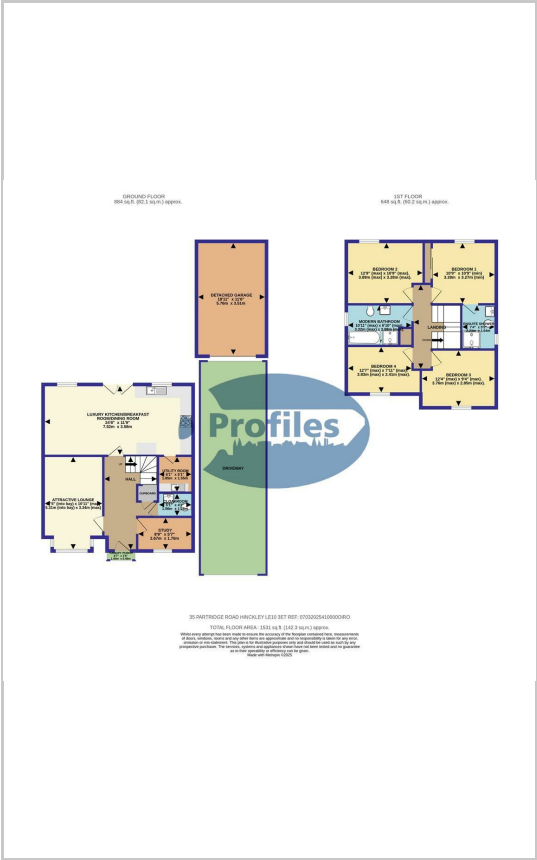
Detached garage. 18'10" x 11'7". (5.75 x 3.54.)

With up and over door, power and light points together with storage space within the roof void area

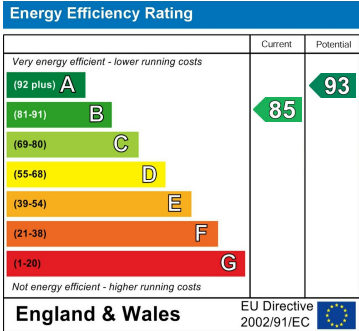
Area Map



Floor Plans



Energy Efficiency Graph



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 firms employment has the authority to make or give any representation or warranty in respect of the property.