



12 Fieldfare Road

, Hinckley, LE10 3FY

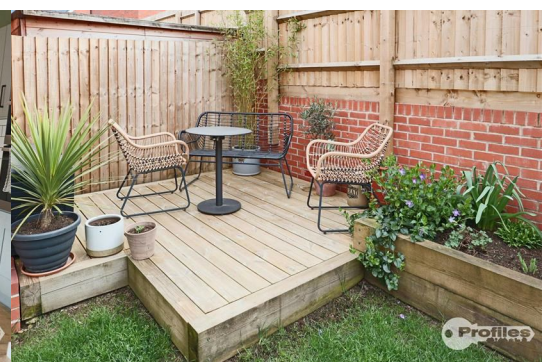
Asking Price £360,000



An immaculately presented modern four bedroomed two bathroomed family detached house built by Bloor Homes in the 'Heaton' design in 2023. The property has the benefits of the usual remainder period of the NHBC guarantee and or New Build warranty, gas central heating (condensing boiler), PVCu double glazing, PVCu fascia and soffits, luxury fitted breakfast kitchen/dining room, utility room, guest cloakroom, bedroom 1 with en suite shower, modern bathroom with shower, enclosed rear garden, lawned front garden, three car driveway, detached garage, water meter.

The property is conveniently located close to all local amenities including shops, schools for all ages and regular public transport services. The property is ideally located for commuting to all major road links such as the A5, M69, M1 and M6.

VIEWING HIGHLY RECOMMENDED



Canopy Porch 7'6" x 2'10" (2.31 x 0.87)
Having outside light point.

Reception Hall 18'11" x 6'10" (5.78 x 2.09)
Having antico tiled floor, staircase to first floor with spindle balustrade, composite obscure double glazed door, radiator, mains smoke alarm, understairs cupboard.

Guest Cloakroom 6'9" x 2'10" (2.08 x 0.87)
Having wash hand basin with tiled splashback, low level flush wc, radiator, antico tiled floor, obscure UPVC double glazed window, attractive wall panelling.

Attractive Lounge (front) 15'10" x 11'5" (4.85 x 3.48)
Having UPVC double glazed window, radiator.

Luxury Shaker Style Modern Breakfast Kitchen (rear 15'1" max x 12'7" max (4.61 max x 3.86 max)
Having feature black composite sink, range of attractive base and wall units finished in light grey (9 base and 10 wall units), contrasting work surfaces, split level gas hob, electric double fan assisted oven, extractor hood, integrated fridge, freezer and dishwasher, antico tiled floor, ceramic wall tiling, twin UPVC double glazed French doors with adjacent UPVC double glazed windows, downlights to ceiling, radiator.

Utility Room (side) 9'3" x 3'2" (2.82 x 0.99)
Having antico tiled floor, two base and two wall units finished in matt light grey, contrasting work surfaces, radiator, plumbing for washing machine, wall mounted (fan assisted) Ideal Logic combi ESP 1-35.

First Floor

Landing 13'1" max x 9'2" max (4.01 max x 2.81 max)
Having mains smoke alarm and fitted linen cupboard.

Bedroom 1 (rear) 13'1" max x 11'2" max (4.01 max x 3.42 max)
Having fitted double wardrobe with full length mirrored doors, PVCu double glazed window and radiator.

En Suite Shower (side) 7'10" x 4'3" (2.39 x 1.31)
Having suite in White comprising of fitted double shower cubicle with chrome mixer shower, wash hand basin and low level flush wc, obscure PVCu double glazed side window, radiator, downlights to ceiling, extractor fan.

Bedroom 2 (front) 11'10" max x 10'5" max (3.62 max x 3.19 max)
Having PVCu double glazed window and radiator.

Bedroom 3 (front) 11'6" max x 8'3" max (3.51 max x 2.54 max)
Having fitted wardrobe with hanging rail, PVCu double glazed window, radiator.

Bedroom 4 (rear) 9'7" x 7'0" (2.94 x 2.15)
Having UPVC double glazed window, radiator.

Modern Bathroom (side) 6'9" x 5'6" (2.08 x 1.69)
Having panelled bath with chrome mixer shower, wash hand basin, low level flush wc, ladder style radiator, obscure PVCu window, extractor fan, shaver point.

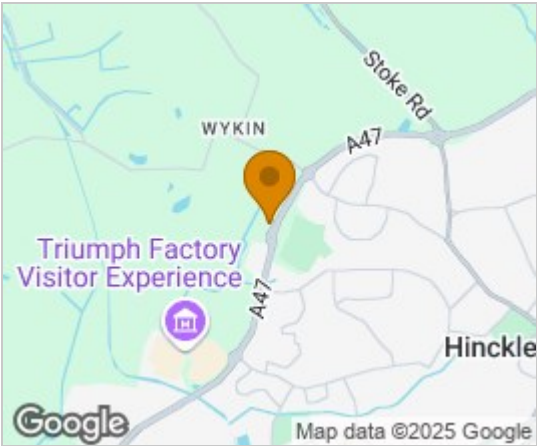
Outside

Lawned Front Garden
Having three car driveway

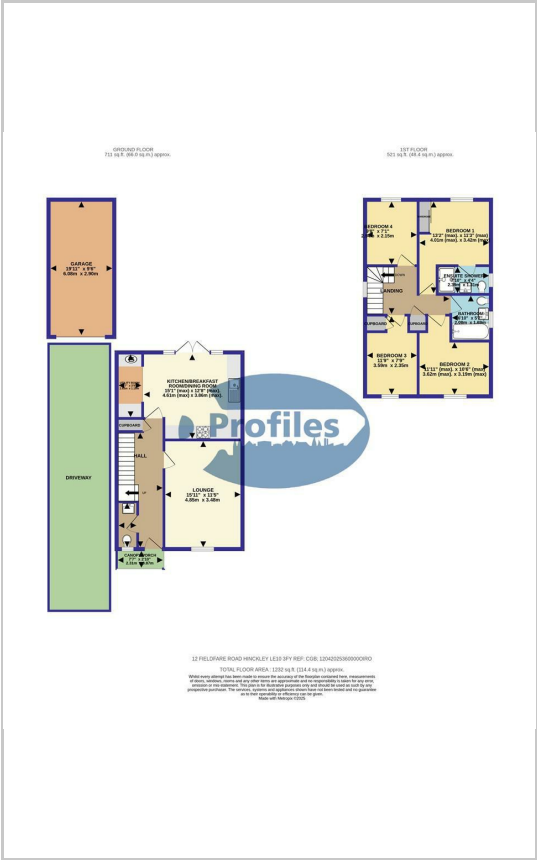
Enclosed Picturesque Rear Garden
Having gated side access, paved patio, established lawn, external power points, water tap, raised corner decking.

Detached Garage 19'11" x 9'6" (6.08 x 2.90)
Having metal up and over door, light and power, storage to roof.

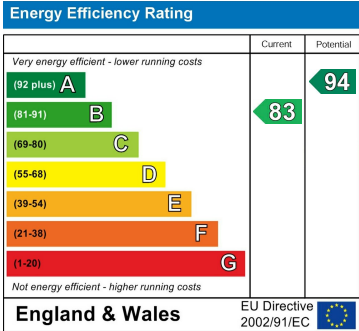
Area Map



Floor Plans



Energy Efficiency Graph



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