



36 Windrush Drive, Hinckley, LE10 0NY
£460,000 Freehold


MARTIN&CO

Windrush Drive, Hinckley

4 Bedrooms, 2 Bathroom

£460,000

- NO CHAIN AND VIEWING ADVISED
- FOUR BEDROOM DETACHED HOME
- GOOD SIZED LOUNGE AND DINING ROOM
- SEPERATE STUDY OVERLOOKING THE GARDEN
- MODERN EXTENDED KITCHEN/DINER
- DOWNSTAIRS WC AND UTILITY ROOM
- FOUR DOUBLE BEDROOMS

AN EXTENDED FOUR BEDROOM DETACHED HOME IN HINCKLEY. Comprising entrance hallway, downstairs WC, lounge, dining room, study, kitchen/diner, utility. First floor four bedrooms, ensuite and family bathroom. Gas central heating and double glazed. Double garage, driveway for two cars. Rear garden and patio. NO CHAIN.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		



ENTRANCE HALL A welcoming and well-presented entrance hallway offering an immediate sense of space and flow throughout the home. Finished in a contemporary colour palette, the hall features soft neutral carpeting, stylish sage-green walls, and crisp white woodwork, creating a bright and inviting first impression. A staircase rises to the first floor with attractive balustrading, while multiple doorways provide access to the principal ground-floor accommodation. Natural light is drawn through from the rooms beyond, enhancing the airy feel of this central reception space. Additional features include a radiator, ceiling lighting, and useful circulation space ideal for modern family living

DOWNSTAIRS WC 7' 9" x 3' 0" (2.38m x 0.92m) A modern and well-appointed ground floor cloakroom fitted with a contemporary two-piece suite comprising a low-level WC and wash hand basin with storage beneath. The room is finished in a neutral décor with contrasting flooring, creating a clean and stylish appearance. Additional features include fitted storage

cabinetry, a chrome heated towel rail, extractor ventilation, and complementary wall tiling, making this a practical and attractive facility for guests and everyday family use.

LOUNGE 11' 6" x 18' 6" (3.53m x 5.66m) A spacious and elegantly presented principal reception room, offering an ideal setting for both relaxing and entertaining. The room is beautifully finished with contemporary décor, complemented by plush fitted carpeting and a large bay window to the front elevation which floods the space with natural light. A feature fireplace with decorative surround provides an attractive focal point, while the generous proportions allow ample space for a variety of lounge furniture arrangements. Further benefits include a radiator, ceiling light point, and neutral styling throughout, creating a warm and inviting living environment.

REAR DINING ROOM 10' 7" x 10' 0" (3.25m x 3.07m) A generously proportioned rear dining room offering an excellent space for both formal dining and everyday

family living. Beautifully presented in neutral tones with fitted carpeting, the room enjoys an abundance of natural light through large sliding patio doors that provide direct access to the rear garden, creating a seamless connection between indoor and outdoor living. The well-balanced layout offers ample space for a substantial dining table and additional furniture, making it ideal for entertaining guests or family gatherings. Further benefits include a radiator, ceiling light point, and pleasant views over the enclosed rear garden

REAR STUDY 7' 10" x 11' 0" (2.39m x 3.36m) A versatile rear-facing study, ideally suited for home working, hobbies, or use as a snug. The room enjoys pleasant views over the rear garden through an attractive bay-style window, allowing an abundance of natural light to fill the space. A fitted wraparound desk provides an excellent dedicated workspace, making this an ideal home office environment. Finished with contemporary décor and fitted carpeting, the room offers a practical yet comfortable setting, with ample



space for office furniture and storage. Further benefits include a radiator, power points, and a peaceful position away from the main living accommodation.

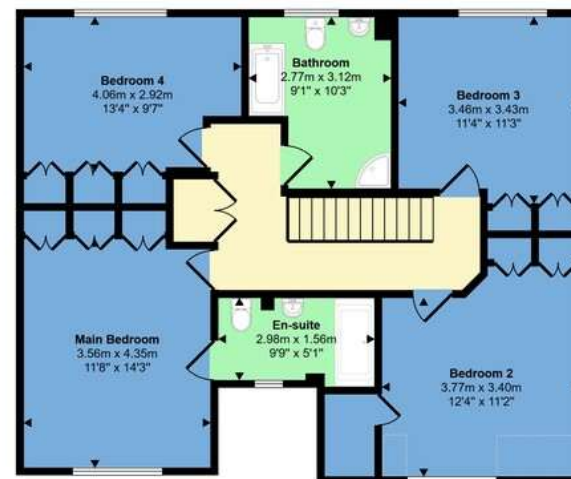
MODERN KITCHEN 14' 9" x 9' 11" (4.5m x 3.04m) A stunning contemporary kitchen, thoughtfully designed with a range of sleek high-gloss wall and base units providing extensive storage and worktop space. The stylish layout is complemented by contrasting work surfaces, modern splashbacks, and recessed ceiling spotlights, creating a bright and sophisticated finish. The kitchen benefits from integrated appliances and a stainless steel sink unit with mixer tap, while the generous preparation areas make it ideal for both everyday cooking and entertaining. Open-plan in feel, the space flows seamlessly into the adjoining family area, enhancing the sense of space and practicality. Finished with attractive wood-effect flooring and a contemporary colour scheme, this impressive kitchen forms the true heart of the home.

KITCHEN/DINER AND EXTENSION 9' 4" x 10' 4" (2.87m x 3.15m) An impressive open-plan kitchen and dining area, perfectly designed for modern family living and entertaining. The contemporary kitchen flows seamlessly into a spacious dining area, creating a sociable and versatile space ideal for both everyday use and hosting guests. Large windows and glazed patio doors provide an abundance of natural light while offering attractive views and direct access to the rear





Approx Gross Internal Area
185 sq m / 2073 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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