



**75 Windrush Drive, Hinckley, LE10 0NY**  
**£254,950**

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**\*\*\* CAN BE SOLD WITH NO CHAIN FOR SPEED \*\*\*** RH Homes and Property are very pleased to offer this well presented three bedroom semi-detached family home set in a pleasant location in a corner of a very popular development in proximity to Hinckley Town Centre and other local amenities. Ideal for first time buyers and a smaller family, the property briefly comprises an Entrance Hall, Lounge, Kitchen/Diner, Landing, Three Bedrooms, and a recently re-fitted Shower Room. The property also benefits from off street parking and a brick built single garage with both front and rear gardens. Gas fired central heating and UPVC double glazing throughout - **CAN BE SOLD WITH NO CHAIN FOR SPEED**, and viewings highly recommended.

Council Tax - C

### Entrance Hall

With radiator, and composite door to the front elevation.

### Lounge

10'5 x 17'5 (into bay) (3.18m x 5.31m (into bay))

Having a focal point electric fire set in a full marble surround, radiator, and UPVC double glazed bay window to the front aspect.

### Kitchen/Diner

13'8 x 9'0 (4.17m x 2.74m)

Being fitted with a range of wall and base units with working surfaces over and splashbacks, plumbing for washing machine, an inset stainless steel sink with drainer, recently updated Vaillant wall mounted boiler, a four ring gas hob with hood over and oven under, tiled flooring, radiator, understairs pantry access, and UPVC double glazed window and double glazed door onto the rear patio and gardens.

### Landing

With loft access and airing cupboard.

### Bedroom One

13'8 x 9'3 (4.17m x 2.82m)

Having a radiator and UPVC double glazed window to the rear elevation.

### Bedroom Two

6'4 x 9'11 (1.93m x 3.02m)

With radiator and UPVC double glazed window to the front aspect.





### Bedroom Three

7'1 x 7'0 (2.16m x 2.13m)

With radiator and UPVC double glazed window to the front elevation.

### Shower Room

6'10 x 5'9 (2.08m x 1.75m)

Recently refitted with a three piece suite comprising low level button flush toilet, wash basin with vanity unit, and double tray walk in shower cubicle with thermostatic shower and screen, UPVC cladding to walls, porcelain tiled flooring, heated chrome towel rail, extractor and UPVC double glazed window to the side elevation.



### Garage

With power lighting, up and over door to the front, and UPVC door to the rear gardens.

### Outside

To the front is a lawned garden, with path leading to front door and adjacent Tarmac driveway leading to the brick built single garage.



To the rear is a private garden which is mainly block paved, and has a lawned inset. There is a well stocked flowerbed, and a freestanding summer house towards the foot of the garden.

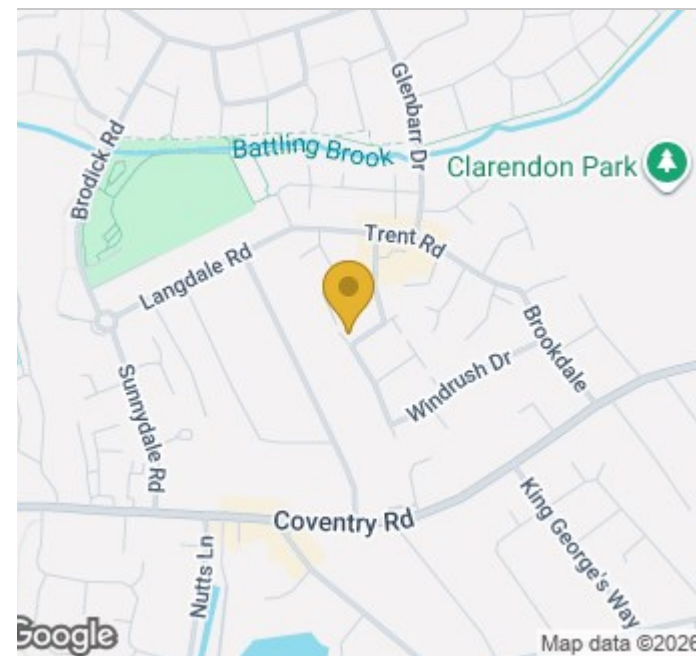




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Total Area: 82.4 m<sup>2</sup> ... 887 ft<sup>2</sup>

All measurements are approximate and for display purposes only



Leaving Hinckley town centre along Coventry Road, turn right into Brookdale, and then take the first left turning onto Windrush Drive and follow the bend around where the property is situated in front, easily identified by the RHHP for sale board. For SATNAV users please enter LE10 0NY

## Viewing

Please contact our RH Homes and Property Office on 01455 633244 if you wish to arrange a viewing appointment for this property or require further information.

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			<b>86</b>
(69-80) <b>C</b>		<b>73</b>	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

108 Castle Street, Hinckley, Leicestershire, LE10 1DD  
 Tel: 01455 633244 Email: rharris@rhhomesandproperty.com  
 www.rhhomesandproperty.com

