87 Paddock Way, Hinckley, LE10 0BZ
£265,000

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RH HOMES & PROPERTY

A modern and refurbished four bedroom three storey family home on a popular development with great access to Hinckley, Nuneaton and surrounding road, bus and rail networks. Sought after setting close to the Ashby canal and local Marina. The property comprises a canopied open porch, Hallway, Lounge, Dining Area, refitted Kitchen. First Floor Landing, Four bedrooms, Master on the Second Floor with Ensuite Shower Room, Family Bathroom. Driveway and brick Garage in block to rear. Enclosed rear garden, gas central heating, UPVC double glazing. Spacious and well presented. NO CHAIN.

Council Tax Hinckley & Bosworth BC= Band C

Entrance Hallway
With door to the front elevation. stairway to first floor and radiator. Oak veneer doors through to the Lounge and WC.

Downstairs WC
With low level WC and pedestal wash hand basin, radiator, and extractor fan.

Lounge
UPVC double glazed window to the front elevation, parquet style attractive wood flooring, focal point fireplace, and radiator.

Dining Area
UPVC double glazed twin french doors leading out into the rear garden, radiator, and ceramic tiled flooring

Kitchen
With a good range of refitted wall and base level units with composite work surfaces above. Inset four ring gas hob with hood above, and electric oven. Integrated fridge and freezer, and an integrated washing machine. UPVC double glazed window to the rear elevation, and ceramic tiled flooring.

First Floor Landing
With stairs to the Master Suite and second floor.

Bedroom Two
UPVC double glazed window, two sets of two door fitted wardrobes, and radiator.

Bedroom Three
UPVC double glazed window, and radiator.

Bedroom Four
UPVC double glazed window, and radiator.

Bathroom
Having a three piece suite comprising a low level WC, wash hand basin and a bath with shower and screening over, radiator, shaver socket, extractor fan, and UPVC double glazed window to the front elevation.

Second Floor Landing

Master Bedroom
With three door wardrobes, and an airing cupboard housing the water tank. UPVC double glazed bay to the front and a skylight window to the rear aspect.

Ensuite
Having a three piece white suite comprising a low level WC, wash hand basin, and a shower in a shower cubicle. Radiator and a skylight window to the rear.

Outside
There is a shrubbery border to the frontage. The rear gardens have a neatly re-laid flagstone patio and pathway through to the pedestrian door into the Garage, with an attractive planted border to one side. The garden is enclosed by re-fitted fencing to the sides and the Garage at the rear. There is a re-laid lawn.

Garage at Rear
There is a garage with a pedestrian door opening into the rear garden, and an up and over door on to a shared driveway.

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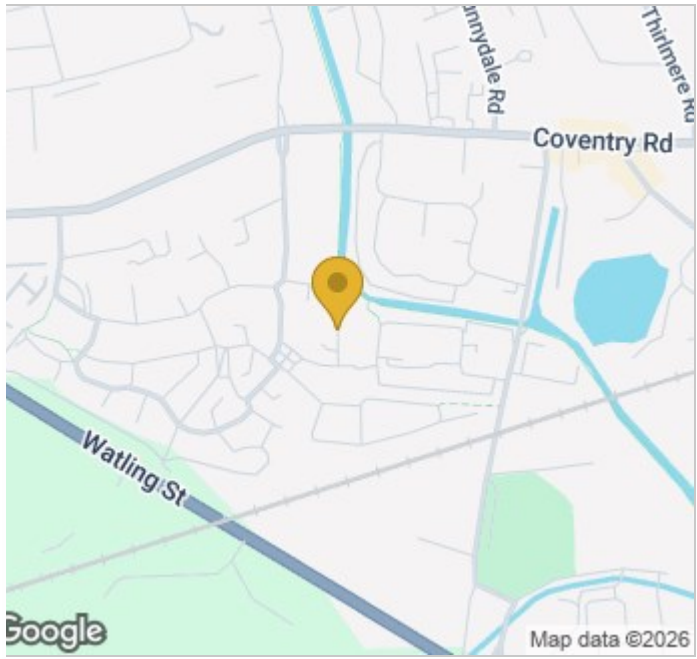
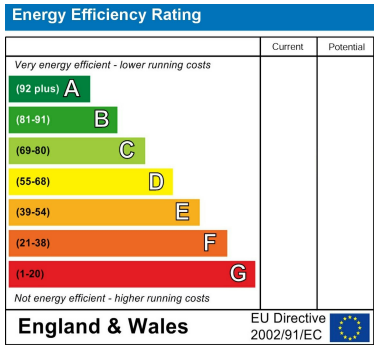
All measurements are approximate and for display purposes only



Leaving Hinckley town centre along Coventry Road towards the A5, continue along Coventry Road and then turn left into Long Meadow Drive at the traffic lights, follow the road along and the house is on a small tucked away walkway, with its drive and Garage to the rear. For SATNAV/GPS users the postcode is LE10 0BZ.



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.

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