6 Elizabeth Coxhead Gardens

, Hinckley, LE10 0AY

Offers In The Region Of £285,000

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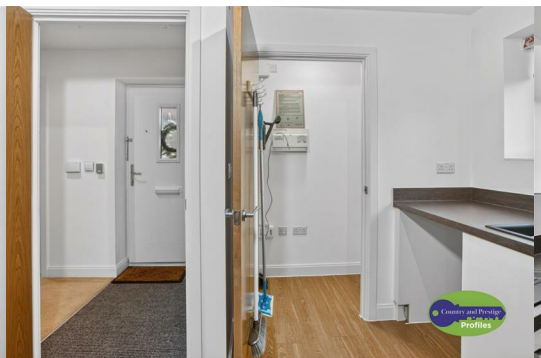
A immaculately presented modern semi detached retirement bungalow, constructed in 2020 by McCarthy and Stone and forming part of a desirable gated community of quality properties. The property has the additional benefits the remaining NHBC or similar 'New Build' warranty period, PVCu double glazing, condensing combination boiler, luxury fitted breakfast kitchen with separate utility area, modern shower room (mixer shower), double bedroom with fitted double wardrobe, spacious through lounge/dining room, integral air circulation, block paved driveway, gated access, careline alarm service, gardens front and rear.

Maintenance charge of £67.99 a month for road, outside lighting and electric gates which decreases yearly.

Ideally located close to all local amenities, whilst being accessible for commuting to all major road links such as the A5, M69, M1 and M6.

Age exclusive to over 55 of age.



Canopy porch.
Outside light.

Reception hall. 10'11" x 4'2" (3.35 x 1.29)
Composite double glazed door, roof void access hatch, mains smoke alarm and downlights to the ceiling.

Modern fitted breakfast kitchen (front). 9'10" (max) x 9'10" (max). (3.02 (max) x 3.00 (max).)
Feature composite sink, range of attractive base and wall units (6 base - inclusive of corner carousel and 2 wall) finished in high gloss soft cream with contrasting work surfaces, under lighting, split level ceramic hob, electric (fan assited) oven, extractor hood (ducted), integrated fridge and freezer, plumbing for a dish washer, a wall mounted gas fired condensing combination boiler (Ideal Logic ESP1 35) PVCu double glazed window, LVT floor and radiator.

Walk in utility area (1.86m x 0.71m)

Spacious through lounge/dining room. 15'5" x 12'7" (4.71 x 3.85)
PVCu double glazed front window, rear PVCu double glazed French doors and adjacent PVCu double glazed windows and radiators.

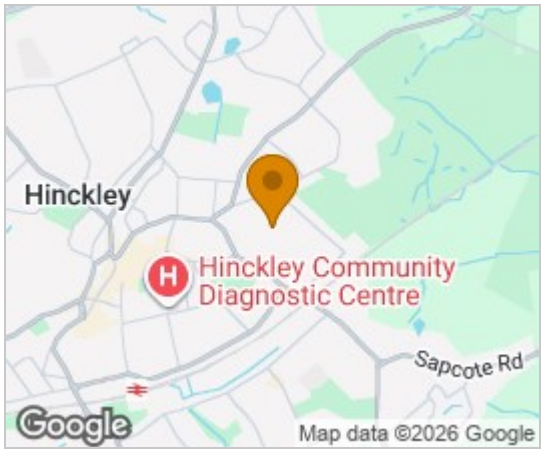
Double bedroom (rear). 12'9" x 11'4". (3.89 x 3.47.)
PVCu double glazed window, radiator, and fitted double wardrobes with full length mirrored doors.

Luxury shower room (side). 8'0" x 6'7". (2.45 x 2.03.)
Suite in white, walk in infinite double shower cubicle with a chrome mixer shower with a rain fall shower head, wash hand basin, low flush wc, extractor fan, chrome ladder style radiator, ceramic wall tiling and ceramic tiled floor.

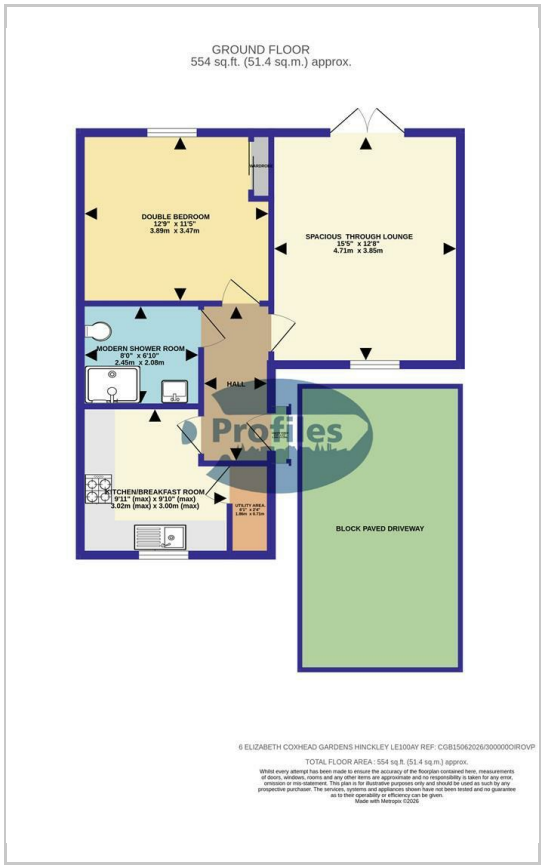
Outside.
Attractive front garden with established lawn and block paved driveway.

Enclosed rear landscaped garden. paved patio, artificial lawn and side gated access.

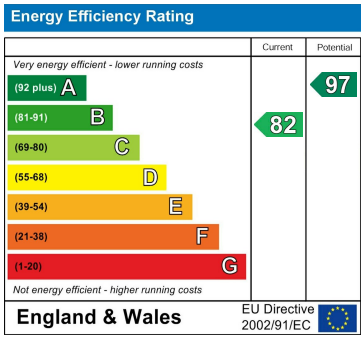
Area Map



Floor Plans



Energy Efficiency Graph



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