



**Connells**

Paddock Way  
Hinckley



### Property Description

Situated within a sought-after residential development, this attractive and well-maintained three-storey townhouse provides generous living space arranged over three floors, ideal for modern family living.

The ground floor comprises a welcoming entrance hall, convenient downstairs WC, and a spacious lounge with ample room for both seating and entertaining. To the rear is a fitted kitchen opening into a dining area, which in turn leads to a bright conservatory overlooking the rear garden, creating an excellent additional living or dining space.

The first floor offers three well-proportioned bedrooms, along with a modern family bathroom. The layout is ideal for families, guests, or those requiring home office space.

Occupying the entire second floor is the impressive principal bedroom, benefiting from generous proportions and a private en-suite shower room, providing a peaceful and private retreat.

Externally, the property features an enclosed rear garden, ideal for outdoor dining and low-maintenance enjoyment. The home is conveniently located close to local amenities, schools and transport links, making it an excellent choice for a range of buyers.

### Entrance Hallway

Providing access to the main living accommodation and staircase rising to the first floor.

### Cloakroom / Wc

Fitted with a WC and wash hand basin, with extractor fan and towel radiator.

### Lounge

A spacious living room featuring a window to the front elevation, radiator, and useful under-stairs cupboard. The fireplace has been blocked off.

### Kitchen/Diner

Fitted with a range of units incorporating a sink with metal drainer, gas hob and electric oven. Also housing the boiler and plumbing for a washing machine. Radiator.

### Conservatory

UPVC construction with power and lighting, providing an additional reception space with views over the rear garden.

### Bedroom 2

A double bedroom featuring a window to the front elevation, radiator and two built-in wardrobes.

### Bedroom 3

With window to the rear elevation and radiator.

### Bedroom 4

Featuring a window to the rear elevation and radiator.

### Family Bathroom

Comprising a bath with mixer taps and shower over, WC and wash hand basin. Fully tiled, with an extractor fan, window, towel radiator and airing cupboard housing the water tank.

### Principal Bedroom

A generous main bedroom benefiting from a window to the front elevation, additional skylight, radiator, loft access, two built-in wardrobes and further built-in cupboard.

### En-Suite Shower Room

Fitted with a shower cubicle, WC and wash hand basin. Fully tiled and finished with an extractor fan and heated towel rail.

### Outside

Rear Garden: An enclosed rear garden with decking and brick-paved areas, also benefiting from an outside tap.

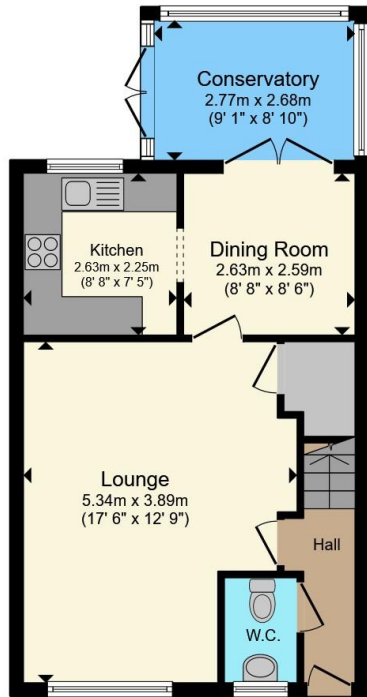
Outbuilding: Purpose-built home office with heating, lighting and power.

Parking: Parking to the front for two vehicles via a dropped kerb, plus two additional spaces in front of the garage. Up-and-over garage door.

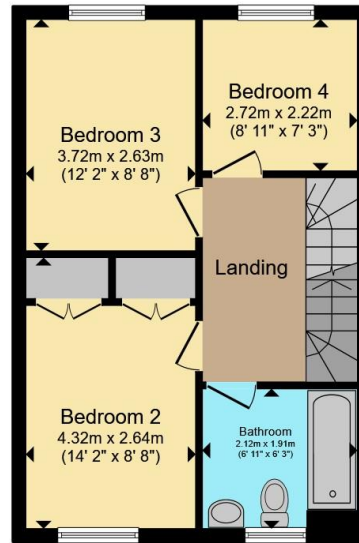




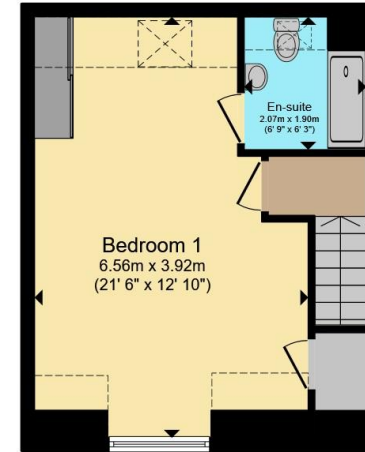




**Ground Floor**



**First Floor**



**Second Floor**

Total floor area 123.0 m<sup>2</sup> (1,324 sq.ft.) approx

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EPC Rating: C Council Tax  
Band: C

Tenure: Freehold

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