



17 Blenheim Close, Hinckley, LE10 1TT
£335,000 Freehold

Blenheim Close, Hinckley

4 Bedrooms, 1 Bathroom

£335,000

- EXCELLENTLY PRESENTED THROUGHOUT
- 4 GENEROUS BEDROOMS
- BATHROOM WITH SEPARATE WC
- CONSERVATORY
- EXTENSIVE GARAGE & DRIVEWAY
- EV CHARGER
- PRIVATE SOUTH FACING REAR GARDEN

Located in a quiet cul-de-sac on the very popular Stoneygate development, this beautifully presented four-bedroom semi-detached home offers spacious and versatile accommodation ideally suited to modern family living. The ground floor comprises a welcoming lounge with attractive bay window, a stylish dining room opening through to a bright conservatory with garden access, and a modern fitted kitchen overlooking the rear garden.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



To the first floor are four well-proportioned bedrooms, including a spacious principal bedroom with extensive fitted wardrobes, a further double bedroom, a versatile third bedroom and a generous fourth bedroom currently utilised as a home office. The accommodation is served by a contemporary family bathroom with a separate WC, adding practicality for busy households.

Externally, the property enjoys a private and well-maintained rear garden, accessed directly from the conservatory via the dining room, creating an excellent space for outdoor entertaining and family enjoyment. The larger than average garage has a recently installed 4 car block paved driveway to the front, EV charger and rear access into the garden.

Presented to a high standard throughout, this superb home combines comfortable living space, flexible accommodation and an attractive setting, making it an ideal choice for growing families.

ENTRANCE HALL Providing privacy from callers at the door, and with a brand new composite external door, the entrance hall has built in cloakroom storage and access to all ground floor rooms.

LOUNGE 17' 5" x 10' 9" (5.31m x 3.29m) A spacious and beautifully presented lounge featuring an attractive bay window that fills the room with natural light.

KITCHEN 8' 9" x 8' 9" (2.69m x 2.67m) A modern fitted kitchen overlooking the rear garden, comprising a comprehensive range of high-gloss wall and base units with ample work surface space. Incorporating a recently installed integrated dishwasher, electric oven & gas hob and space for a washing machine and tall fridge freezer.

DINING ROOM 8' 0" x 15' 7" (2.45m x 4.76m) A spacious and stylish dining room offering ample space for a family-sized dining table, making it ideal for both everyday dining and entertaining. Featuring

contemporary décor, tiled flooring and bi-fold doors opening into the conservatory, creating a seamless flow of living space and an abundance of natural light.

CONSERVATORY 8' 1" x 9' 0" (2.48m x 2.76m) A superb conservatory providing an excellent additional reception area, flooded with natural light through extensive glazing and enjoying attractive views across the rear garden. Featuring double doors opening onto the patio, creating a seamless connection between indoor and outdoor living.

MAIN BEDROOM 9' 0" x 11' 6" (2.75m x 3.52m) A spacious principal bedroom positioned to the rear of the property, enjoying a quiet outlook and excellent natural light. Benefiting from an extensive range of fitted wardrobes and overhead storage, this well-presented room offers superb practicality together with ample space for freestanding furnishings, creating a comfortable and relaxing retreat.

BEDROOM 2' 8" 10" x 11' 1" (2.71m x 3.39m) A well-



proportioned double bedroom situated to the front of the property, beautifully presented and filled with natural light from the large window.

BEDROOM 3 8' 2" x 8' 8" (2.49m x 2.65m) A well-presented third bedroom positioned to the rear of the property, enjoying a pleasant outlook and excellent natural light.

BEDROOM 4 8' 3" x 8' 3" (2.52m x 2.53m) A generously sized fourth bedroom positioned to the front of the property, currently utilised as a home office.

BATHROOM 5' 0" x 5' 6" (1.53m x 1.69m) A modern family bathroom fitted with a contemporary white suite comprising a panelled bath with shower and hand basin.

WC Conveniently positioned adjacent to the bathroom, the separate WC with hand basin enhances practicality for busy family households and provides added convenience for day-to-day living.

REAR GARDEN A beautifully maintained, south-facing rear garden offering an excellent degree of privacy and enjoying sunshine throughout the day. Thoughtfully landscaped with a generous paved patio, well-kept lawn, decorative borders and seating areas.





Approx Gross Internal Area
94 sq m / 1012 sq ft



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