



Property Description

Discover the perfect family home with this stunning four-bedroom detached property, built in 2017 and nestled in a charming development in Hinckley. This modern residence boasts uPVC double glazing and efficient gas central heating, ensuring comfort year-round. Step inside to find a welcoming reception hall, a convenient cloakroom, and a spacious lounge that flows seamlessly into an impressive open-plan living dining kitchen, complete with a utility room for added convenience. The first floor features four generously sized bedrooms, including a master suite with an en-suite bathroom, alongside a stylish family bathroom. Outside, enjoy the convenience of a driveway leading to a single garage, complemented by a lovely garden at the rear. Viewing is highly recommended to fully appreciate this exceptional home.



Entrance Hall

having ceiling light point, radiator, central heating thermostat, staircase to first floor.

Lounge 5.12m x 3.38m (16' 10" x 11' 1")

having uPVC double glazed window to front aspect, ceiling light point, radiator.

Living Kitchen 4.52m x 4.14m (14' 10" x 13' 7")

having twelve ceiling spot lights, radiator, range of matching wall and base units with work surfaces over, 1 1/4 bowl drainer sink unit with mixer taps, built in oven, gas hob and extractor. Patio doors to rear aspect.

Utility 2.86m x 1.72m (9' 5" x 5' 8")

having uPVC double glazed window and part glazed door to rear aspect, ceiling light, radiator, base units with work surface over, single bowl drainer sink unit with mixer tap, plumbing for automatic washing machine.

Cloakroom/WC

having uPVC double glazed window to rear aspect, two ceiling spot lights, radiator, two piece suite comprising low level flush wc and wash hand basin.

First Floor Landing

having uPVC double glazed window to rear aspect, two ceiling light points, loft access and storage cupboard.

Bedroom One 3.41m x 3.39m (11' 2" x 11' 1") plus door recess

having uPVC double glazed window to front aspect, ceiling light point, radiator and range of built in wardrobes.

En-Suite

having uPVC double glazed window to front aspect, three spot lights, heated towel rail, three piece suite comprising low level flush wc, wash hand basin and shower cubicle.

Bedroom Two 3.33m x 3.21m (10' 11" x 10' 6")

having uPVC double glazed window to rear aspect, ceiling light point, radiator and range of built in wardrobes.

Bedroom Three

having uPVC double glazed window to front aspect, ceiling light point and radiator.

Bedroom Four 2.79m x 2.64m (9' 2" x 8' 8")

having uPVC double glazed window to rear aspect, ceiling light point and radiator.

Bathroom 2.25m x 2.02m (7' 5" x 6' 8")

having uPVC double glazed window to side aspect, three spot lights, heated towel rail, three piece suite comprising low level flush wc, wash hand basin and side panelled bath with shower over.

Outside

having tar macadam drive, lawn and access to single garage with up & over door. Gated access to side with paved patio, further hard standing, lawn, borders and timber shed.

GROUND FLOOR
683 sq.ft. (63.4 sq.m.) approx.



1ST FLOOR
667 sq.ft. (62.0 sq.m.) approx.



TOTAL FLOOR AREA : 1350 sq.ft. (125.4 sq.m.) approx.

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.
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48 Rieth Close
HINCKLEY
LE10 0YR

Energy rating

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Valid until
4 April 2027

Certificate number
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