



3 BEAMS MEADOW

HINCKLEY, LE10 0FY

£895 PCM

Two bedroom detached coach house apartment on this popular development with good access to local amenities and transport links. Benefiting from entrance hall, spacious open plan lounge and fitted kitchen, master bedroom with en-suite, further bedroom and fitted bathroom. Externally is driveway parking, garage and enclosed private garden. Viewing advised, available mid September, no smokers.



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- Two bedroom detached coach house apartment
- Open plan living area
- Fitted kitchen
- Ensuite to master
- Garage & Driveway
- Garden
- Available mid September
- No smokers
- Un furnished



Entrance Hall

With stairs to first floor

Open Living/Kitchen

Large open plan living/kitchen, kitchen area fitted with a range if eye and base level units, integral hob with oven beneath and extractor over, plumbing for washing machine.

Inner hall

Doors leading to;

Master bedroom

With twin double wardrobes and door to

En-suite

Fitted with low level WC, wash basin and shower

Bedroom 2

With radiator and window

Family Bathroom

Fitted white suite

Externally

To the front is driveway parking for one vehicle, leading to;

Integral garage with up and over door, lighting and power, courtesy door to;

Rear garden with lawn

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	75
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

EPC Rating: C Council Tax Band: B

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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