



**21 Partridge Road, Hinckley, LE10 3ET**

**£389,950**



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RH Homes and Property are delighted to offer this nearly new 2022 JS Bloor built and fantastically upgraded, and well presented four bedroom detached family home set on a private drive of the popular Hollycroft Grange development on a no through road, and in good proximity to newly built amenities and travel networks. The house comprises an Entrance Hallway, Lounge, Downstairs WC, Utility Cupboard, Dining Kitchen, Landing, Four Double Bedrooms with Master having Ensuite, and Family Bathroom. Outside there are front and rear gardens and a tandem driveway allowing off road parking for multiple vehicles, and a detached brick built garage. This property benefits from many upgrades and finishes that do not come as standard from new build, UPVC double glazing, and gas central heating. \*\*\* Viewing highly recommended to appreciate the quality \*\*\*

Council Tax - D

### Hallway

With Amtico flooring, radiator, utility cupboard access and composite door to the front elevation.

### Utility Cupboard

3'7 x 5'2 (1.09m x 1.57m)

Expertly designed and fitted with work surface counter, plumbing for washing machine, sensor lighting, and wall mounted combination central heating boiler.

### Downstairs WC

5'0 x 4'10 overall (1.52m x 1.47m overall)

With Amtico flooring, two piece white suite of low flush WC and wash hand basin, radiator, and UPVC double glazed window to the front aspect.

### Lounge

10'11 x 14'4 (3.33m x 4.37m)

Having a radiator and UPVC double glazed window to the front elevation.

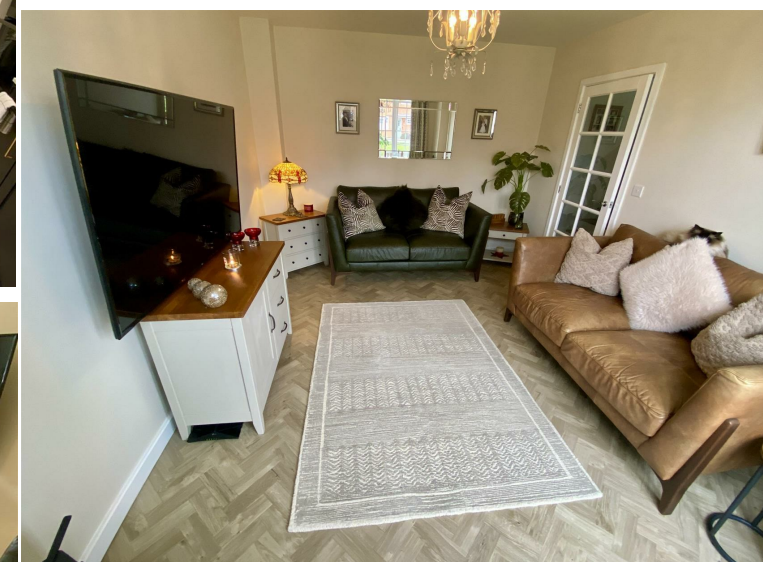
### Dining Kitchen

20'3 x 12'3 overall (6.17m x 3.73m overall)

With continuation Amtico flooring, an excellent range of modern contemporary wall and base level units with working surfaces over and counter top lighting, four ring gas hob and hood over, double eye level oven and grill, integrated dishwasher and fridge/freezer, and inset one and a half composite sink and drainer, and UPVC double glazed window and French doors overlooking the rear gardens.

### Landing

With further Amtico flooring, decorative wood paneling, loft access and UPVC double glazed window to the side aspect.





### Master Bedroom

11'0 x 12'6 overall (3.35m x 3.81m overall)

With Amtico flooring, double fronted sliding mirror door in built wardrobe, radiator, and UPVC double glazed window to the rear aspect.

### Ensuite

4'9 x 7'9 (1.45m x 2.36m)

Following on with Amtico flooring, a three piece white suite including thermostatic shower in a cubicle, low flush WC and wash hand basin, part tiled surround, extractor, and UPVC double glazed window to the rear aspect.



### Bedroom Two

11'8 x 8'0 overall (3.56m x 2.44m overall)

Having Amtico flooring, radiator and UPVC double glazed window to the front elevation.

### Bedroom Three

8'4 x 7'5 (2.54m x 2.26m)

With Amtico flooring, radiator and UPVC double glazed window to the front elevation.

### Bedroom Four

8'4 x 10' 3 overall (2.54m x 3.05m 0.91m overall)

With Amtico flooring, radiator and UPVC double glazed window to the rear aspect.



### Family Bathroom

8'4 x 7'0 (2.54m x 2.13m)

Having a four piece suite comprising bath with shower off tap, thermostatic shower in a tiled cubicle, low flush WC and wash hand basin, Amtico flooring, heated chrome towel rail, part tiled surround, extractor, and UPVC double glazed window to the side elevation.

### Detached Garage

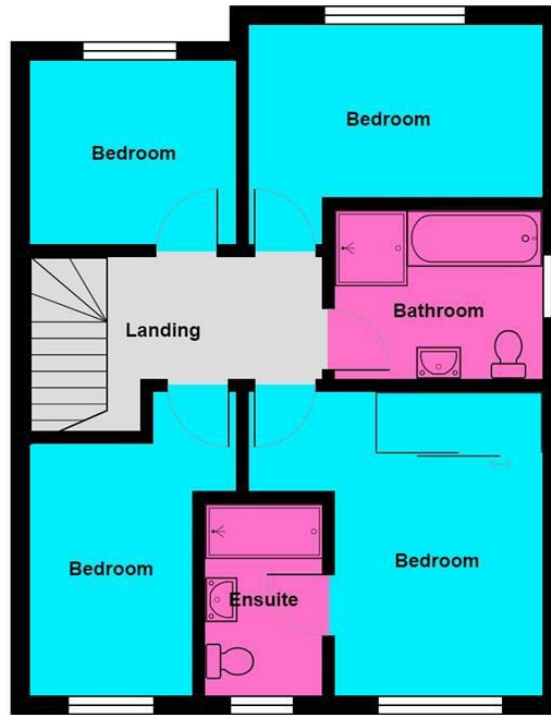
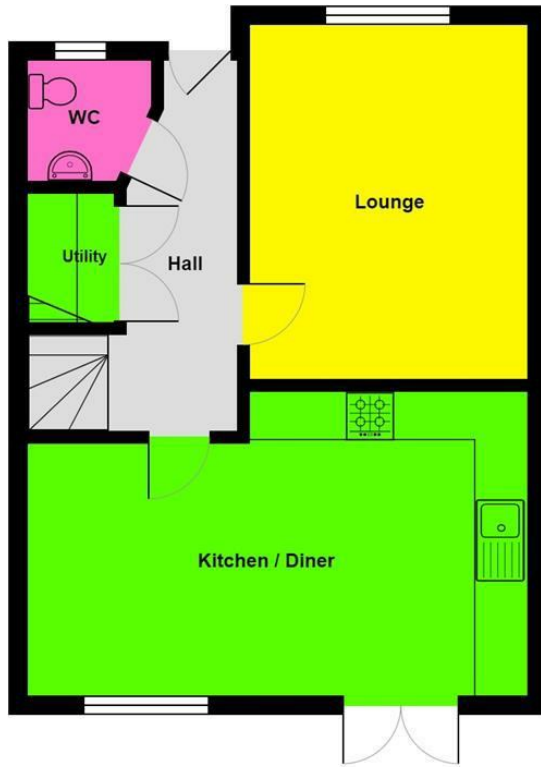
With power lighting and up and over door

### Outside

To the front is a tarmacadam single parking area with a lawned front garden and slabbed pathway to the front house door. Running adjacent to the house is a tarmacadam tandem driveway leading to the brick built detached garage.

To the rear is property width slabbed patio with pagoda shelter, an artificial turf lawn with stoned seating area towards to foot of the garden, Also, a timber side gate which is accessed from the property driveway.





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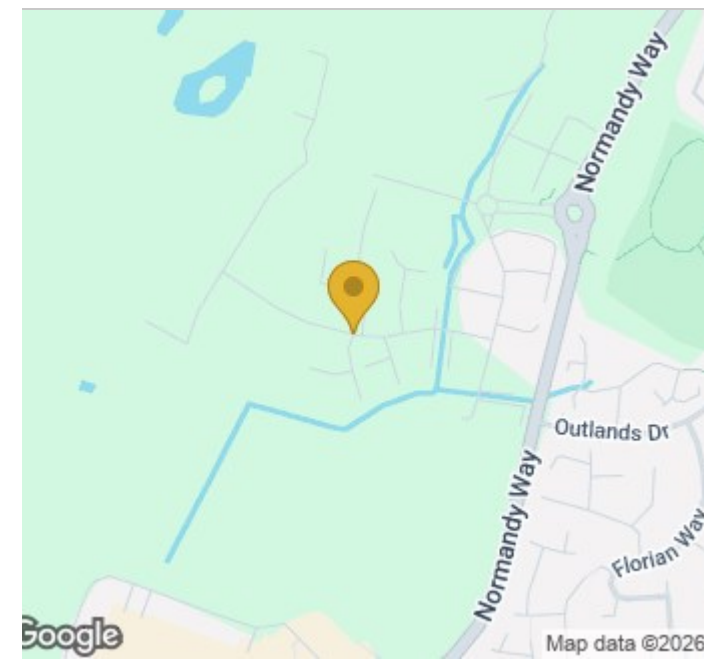
Total Area: 100.7 m<sup>2</sup> ... 1084 ft<sup>2</sup>

All measurements are approximate and for display purposes only

## Viewing

Please contact our RH Homes and Property Office on 01455 633244 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



Leaving Hinckley along Lower Bond Street, at the traffic lights (by the former police station) turn left and proceed down Hollycroft and proceed to the roundabout. Take the second left onto Normandy Way and over the next roundabout before taking second exit at the next roundabout into the Hollycroft Grange Estate. Take the left at the round about followed by the second right turning onto Partridge Road Follow the road down to left hand side private driveway for the property, where the property is situated at the end of

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		94
(81-91) <b>B</b>	84	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

108 Castle Street, Hinckley, Leicestershire, LE10 1DD  
 Tel: 01455 633244 Email: rharris@rhhomesandproperty.com  
 www.rhhomesandproperty.com

