



Connells

Beams Meadow
Hinckley



Property Description

Nestled within a popular residential development in Hinckley, this well-proportioned four-bedroom mid-terrace townhouse is arranged over three spacious floors, offering versatile accommodation perfectly suited to modern family living.

Upon entering, you are welcomed by an inviting entrance hall leading to a spacious lounge, providing an excellent space for both relaxing and entertaining. Beyond, the property benefits from a fitted kitchen and separate dining room, creating a practical and sociable layout for everyday family life. The ground floor is further enhanced by a convenient W.C.

The first floor comprises three well-proportioned bedrooms and a contemporary family bathroom, offering flexible accommodation for growing families, guests or those working from home. Occupying the entire second floor, the impressive principal bedroom suite provides a private retreat, complete with fitted storage and an en-suite shower room.

Externally, the property enjoys an enclosed rear garden, providing the ideal space for outdoor dining, entertaining and relaxation. Further benefits include a single garage and allocated off-road parking, offering both convenience and additional storage.

Ideally situated within easy reach of Hinckley town centre, local amenities, well-regarded schools and commuter links, this fantastic home combines generous living accommodation with a highly convenient location.

W.C.

Lounge

17' 7" x 12' 8" (5.36m x 3.86m)

Dining Room

8' 7" x 8' 6" (2.62m x 2.59m)

Kitchen

8' x 7' 4" (2.44m x 2.24m)

Bedroom 1

21' 5" x 12' 10" (6.53m x 3.91m)

En-Suite

8' 10" x 6' 3" (2.69m x 1.91m)

Bedroom 2

14' 2" x 8' 11" (4.32m x 2.72m)

Bedroom 3

12' 2" x 9' (3.71m x 2.74m)

Bedroom 4

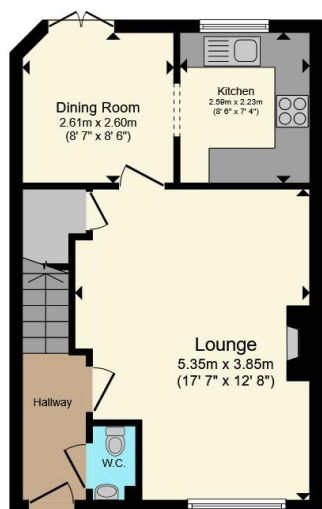
9' x 6' 11" (2.74m x 2.11m)

Bathroom

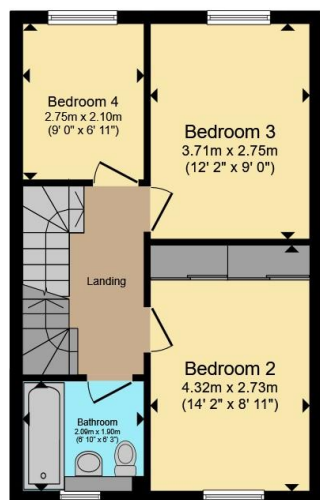
Buyer A.M.L Fee

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

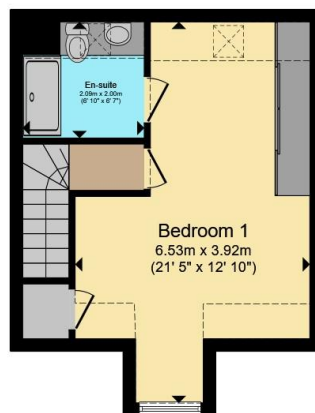




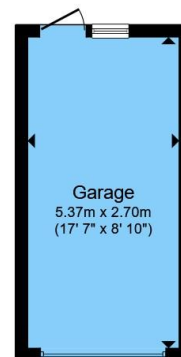
Ground Floor



First Floor



Second Floor



Garage

Total floor area 121.2 m² (1,305 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells



To view this property please contact Connells on

T 01455 230523
E hinckley@connells.co.uk

88 Castle Street
HINCKLEY LE10 1DD

EPC Rating: Council Tax
Awaited Band: C

view this property online connells.co.uk/Property/HIN314163

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: HIN314163 - 0003