



1 Indigo Drive, Hinckley, LE10 2QJ
£319,950



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RH Homes and Property are extremely pleased to offer this fantastically well presented three bedroom detached house with a garage set on an attractive individual plot in a desirable setting on the periphery of where Burbage meets Hinckley. The location offers really good access to road networks, and is set close to the town centre, as well as local shopping facilities and the train station. The house offers a contemporary well kept design, and briefly comprises an Entrance Hall, Downstairs WC, Lounge, Kitchen & Dining Area, First Floor Landing, Three Bedrooms, Master with Ensuite, and a Family Bathroom. With enclosed rear gardens, a Single Garage and tandem driveway offering ample off road parking for numerous vehicles. Viewing highly recommended.

Council Tax - D

Entrance Hall

7'6 x 6'2 (2.29m x 1.88m)

With laminate wood flooring, radiator, and UPVC double glazed window to the front aspect.

Downstairs WC

3'9 x 3'11 (1.14m x 1.19m)

Having a two piece white suite of low flush WC and wash hand basin set in vanity cupboard, subway splashbacks, heated chrome towel rail, radiator, and extractor.

Lounge

10'2 x 16'3 (3.10m x 4.95m)

Having two radiators, and two UPVC double glazed windows to the side and a further UPVC double glazed window to the frony elevations.

Kitchen/Dining Area

9'4 x 16'3 (2.84m x 4.95m)

Being fitted with a good range of wall and base level units with working surfaces over and splashbacks over an inset stainless steel sink and drainer, four ring gas hob with hood over and oven under, integrated dishwasher, radiator, laminate wood flooring, and UPVC double glazed windows to the front and side aspects with UPVC double glazed French doors opening out to the gardens.

Utility

7'0 x 4'8 (2.13m x 1.42m)

With access to the useful cloak room, and being fitted with wall and base level units with working surfaces over, extractor, Logic combination boiler, plumbing for washing machine, and UPVC double glazed door to the rear driveway access.

Landing

Having airing cupboard and loft access.





Bedroom One

10'5 x 13'0 overall (3.18m x 3.96m overall)

With radiator, double door wardrobe, and UPVC double glazed window to the front aspect.

Ensuite

5'9 x 5'3 (1.75m x 1.60m)

Being tastefully refitted with a three piece white suite comprising walk in thermostatic rainfall shower and screen, wash had basin in gloss vanity cupboard, and low flush WC with gold edging and fittings throughout, LED lit mounted mirror, extractor, full Onyx marble tiled surround and flooring with inset tiled shelving compartments, heated matching gold towel rail, and UPVC double glazed window to the front elevation.



Bedroom Two

10'5 x 10'8 (3.18m x 3.25m)

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

Bedroom Three

7'3 x 7'8 (2.21m x 2.34m)

With radiator and UPVC double glazed window to the side aspect.

Family Bathroom

7'6 x 6'8 (2.29m x 2.03m)

Fitted with a three piece white suite of bath with rainfall off tap shower and screen, low flush WC, and wash hand basin, subway tiling, vinyl flooring, heated chrome towel rail, extractor, and UPVC double glazed window to the side elevation.



Garage

With manual roller shutter door, power, lighting, and side door garden access.

Outside

The the front side is a slate garden area and slabbed pathway to the front entrance door.

Running adjacent to the house is a tandem length tarmac driveway leading to the rear utility entrance and garage door.

The gardens of the property are neatly and privately enclosed by brick walling with an main artificial lawn and slabbed patio area. Also, there is a timber sleeper and slate border, decked seating area and pegoda, and timber side gate access from the driveway.

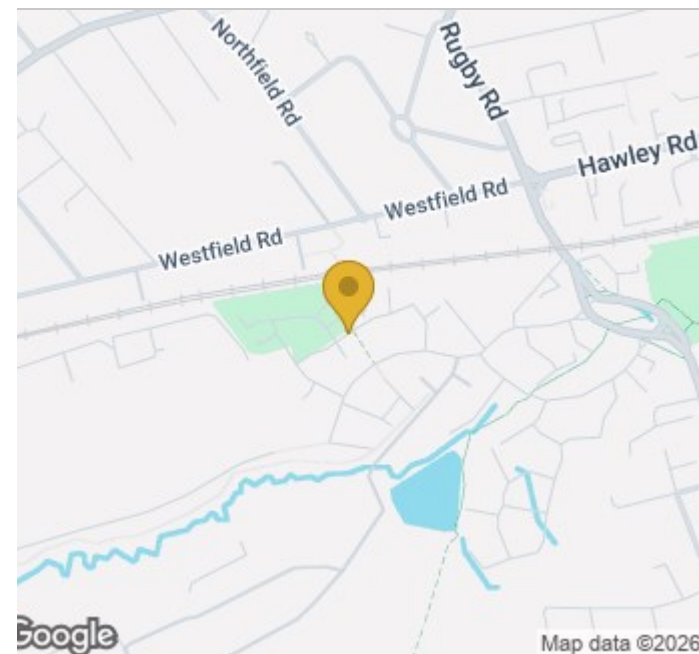




1, Indigo Drive, Burbage, LE10 2QJ

Total Area: 83.5 m² ... 899 ft²

All measurements are approximate and for display purposes only



Proceed out of Hinckley through the traffic lights outside of Hinckley Hub, along the Rugby Road towards the M69/A5. Take the right hand lane at the new 'Hinckley Hub' roundabout, and double back on yourself on the roundabout (heading towards the Hansom Cab public house), take the left hand turning just prior to there onto the development onto Brookfield Road, continue on to Amber Way, then right onto Indigo Drive, where the home is easily identified by the RH Homes For Sale Board. For SATNAV users the postcode

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(82 plus) A		
(81-81) B		
(69-80) C	78	82
(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	

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