



Property Description

Discover the epitome of modern living in this stunningly presented three-bedroom residence in Hinckley, featuring an impressive array of high-end amenities. The property boasts an open-plan living kitchen with six folding doors that seamlessly connect to the rear garden, perfect for entertaining. Enjoy the elegance of a vaulted window in the master bedroom, along with three spacious double bedrooms, including a luxurious en-suite. Additional highlights include a welcoming entrance hall, a cozy lounge, a dedicated study, a utility room, and a convenient WC. With a garage and beautifully landscaped gardens to both the front and rear, this home offers an open aspect that enhances its appeal. Viewing is highly recommended to fully appreciate this exceptional property.



Entrance Hall

having three spot lights, radiator, laminate wood flooring, staircase to first floor with understairs storage, further meter storage cupboard.

Front Lounge/TV Room 3.68m x 3.36m (12' 1" x 11')

having uPVC double glazed window, six ceiling spot lights, laminate wood flooring, radiator, entertainment wall with built in fire and TV ports.

Study/Office 2.97m x 2.21m (9' 9" x 7' 3")

having uPVC double glazed window to front, ceiling light point, radiator and laminate wood flooring.

Cloakroom

having uPVC double glazed window to side, ceiling light point, laminate wood flooring, heated towel rail, two piece suite comprising low level flush wc and wash hand basin.

Utility 2.20m x 1.70m (7' 3" x 5' 7")

having uPVC double glazed window to side aspect, three ceiling spot lights, laminate wood flooring, work surface over appliance recess points including plumbing for automatic washing machine and vent for tumble dryer.

Open Plan Living Area 7.95m x 2.84m (26' 1" x 9' 4")

having uPVC double glazed folding doors to rear elevation, two skylights, 14 ceiling spot lights, laminate wood flooring and underfloor heating.

Open Plan Kitchen Area 5.58m x 2.94m (18' 4" x 9' 8")

having eight ceiling spot lights, three down lighters over the island, laminate wood flooring, under floor heating, range of matching wall and base units with work surfaces, complimentary lighting to units, space for cooking range, integrated fridge/freezer, built in microwave, central island with drawers and 1 1/4 bowl drainer sink with mixer tap.

First Floor Landing

having five ceiling spot lights and loft access.

Master Bedroom 6.17m x 3.51m (20' 3" x 11' 6") *Max*

having full height window with French doors, ceiling light point and three ceiling spot lights, two radiators, double cupboard and built in airing cupboard.

En-Suite 2.16m x 1.75m (7' 1" x 5' 9")

having uPVC double glazed window to rear, four ceiling spot lights, heated towel rail, walk in shower area, low level flush wc and wash hand basin.

Bedroom Two 4.86m x 2.12m (15' 11" x 6' 11")

having two uPVC double glazed windows to front aspect, ceiling light point, radiator, double cupboard, single cupboard and drawer unit.

Bedroom Three 3.65m x 2.21m (12' x 7' 3")

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

Bathroom

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

Outside

having low maintenance front garden with artificial turf, lighting and retaining wall. Gated access to rear providing access to rear garden and single garage. Rear garden with landscaped garden with paved paving, external water and power supply. Artificial grass and paved pathway.

Notes to Purchasers

Various items within the property are available at an additional cost namely the hobbit hole.

GROUND FLOOR
731 sq.ft. (67.9 sq.m.) approx.



1ST FLOOR
552 sq.ft. (51.3 sq.m.) approx.



TOTAL FLOOR AREA : 1283 sq.ft. (119.2 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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