



# 81 Partridge Road

, Hinckley, LE10 3ET

Offers In The Region Of £370,000



A modern, immaculately maintained, 4 bedroom, 3 bathroom family detached house located in one of Hinckley's most popular locations. The property was constructed in 2025 by Bloor Homes in the 'Skelton' design and has the remaining period of the usual NHBC guarantee or similar 'New Build' warranty period. Additional benefits of gas central heating (condensing combination boiler), PVCu double glazing, PVCu fascia and soffit boards, SAP rating B84. Amtico floor, spacious luxury fully fitted breakfast/kitchen/dining room 'Shaker Style' with solid quartz work surfaces. attractive lounge, guest cloakroom, utility room with quartz work surfaces, luxury bathroom with shower, bedroom 1 and bedroom 2 with ensuite shower rooms, enclosed lawned rear garden, double width tarmac driveway and garage.

Ideally located close to all local amenities, including local shops, schools and public transport services.

The property is accessible for commuting to all major road links, such as the A5, M69, M6 and M1.

Viewing essential.



**Canopy porch. 5'2" x 5'0". (1.59 x 1.53.)**

With an outside light point.

**Reception hall. 14'7" x 6'2". (4.47 x 1.90.)**

Composite double glazed door, adjacent PVCu double glazed window, Amtico floor, understairs cupboard, staircase with spindled balustrade and mains smoke alarm.

**Attractive lounge (front). 16'6" x 10'9". (5.04 x 3.28.)**

PVCu double glazed window and radiator.

**Luxury fully fitted breakfast kitchen/dining room 21'7" x 9'6". (6.59 x 2.90.)**

Recessed sink, range of attractive base and wall units ( 9 base and 5 wall) finished misty grey, associated quartz work surfaces, split level gas hob, electric (fan assisted) oven, extractor hood (ducted), integrated dishwasher, fridge, freezer, amtico floor, radiator, PVCu double glazed window, twin PVCu double glazed French doors, adjacent PVCu double glazed windows and downlights to the ceiling,

**Utility room (rear). 6'0" x 5'10" (1.83 x 1.79)**

Quartz work surfaces, 1 base unit, wall mounted gas fired condensing combination boiler ( Ideal Logic Code Combi ESP 1 38), plumbing for a washing machine, tumble dryer space, composite double glazed door, amtico floor and extractor fan.

**Guest cloakroom (Side) 6'0" x 3'4". (1.83 x 1.04.)**

Wash hand basin, low flush wc, amtico floor and extractor fan.

**First floor landing. 11'8" (max) x 10'9" (max). (3.57 (max) x 3.30 (max).)**

Roof void access hatch, fitted cupboard and fitted linen cupboard.

**Bedroom 1 (front). 13'6" (min) x 9'9" (min). (4.12 (min) x 2.98 (min).)**

Fitted tripled mirrored wardrobes, radiator and PVCu double glazed window.

**Ensuite shower (front). 7'6" (max) x 7'4" (max). (2.298 (max) x 2.26 (max).)**

Fitted double shower cubicle with a mixer shower, wash hand basin. low flush wc, downlights to the ceiling, radiator and extractor fan.

**Bedroom 2 (front). 12'1" (max) x 10'4" (max). (3.70 (max) x 3.15 (max).)**

PVCu double glazed window and radiator.

**En suite shower (side). 7'0" (max) x 5'7" (max). (2.14 (max) x 1.71 (max).)**

Fitted double shower cubicle with an electric shower, wash hand basin, low flush wc, extractor fan, obscure PVCu double glazed window and radiator.

**Bedroom 3 (rear). 11'0" x 10'3". (3.37 x 3.13.)**

PVCu double glazed window and radiator.

**Bedroom 4 (front). 9'2" x 8'5". (2.81 x 2.57.)**

PVCu double glazed window and radiator.

**Modern bathroom (rear). 7'11" x 7'8". (2.43 x 2.34.)**

Full suite in white, panel bath with mixer shower, wash hand basin, low flush wc, amtico floor, obscure PVCu double glazed window, downlights to the ceiling, extractor fan, obscure PVCu double glazed window and ladder style radiator.

**Outside.**

Front garden with lawn, double width tarmac driveway and side gated access.

Enclosed rear garden with paved patio, established lawn, water tap and security light.

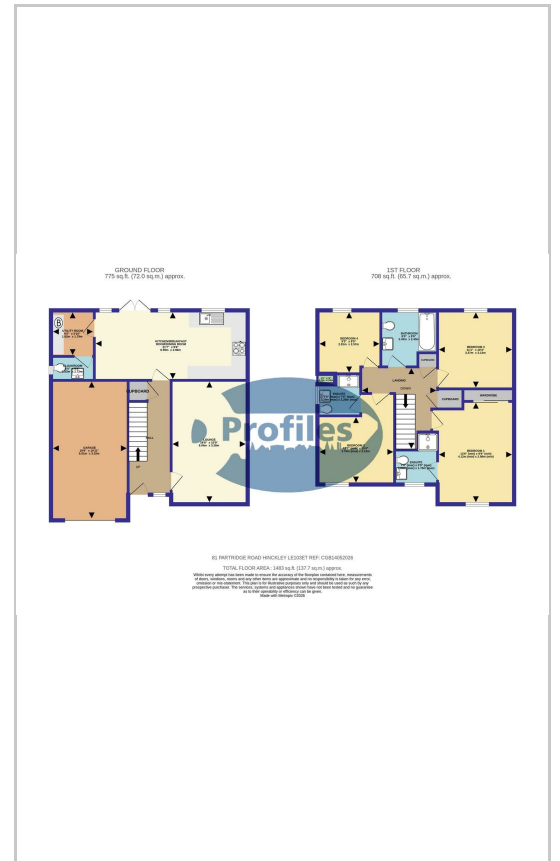
**Integral garage. 20'0" x 9'10". (6.10 x 3.02.)**

Metal up and over door, light and power point.

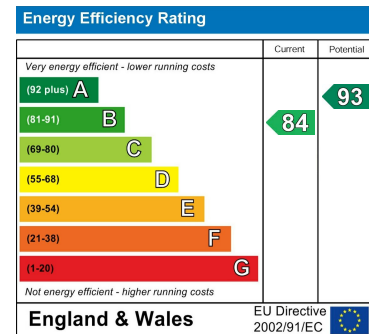
**Area Map**



**Floor Plans**



**Energy Efficiency Graph**



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