



The Orchard 20A Springfield Road

, Hinckley, LE10 1AN

Offers In The Region Of £650,000



A magnificent bespoke designed, 4 double bedroom, 2 bathroom, family detached bungalow, set in secluded position in one of Hinckley's most sought after locations and approached via shared private driveway. The property was constructed in 2023 by the renowned 'Salt Construction' and offers spacious luxurious family accommodation throughout.

Additional benefits of private landscaped gardens, parking for several cars, double garage, electric security gating, air heat source pump with underfloor heating with individual thermostatically control, PVCu double glazing, luxurious open plan breakfast kitchen/ living room with anodised aluminium bi-folding doors, southerly facing rear garden, intruder alarm and water meter,

The bungalow is located within walking distance of Hinckley town centre and all local amenities, whilst being accessible for commuting to all major road links, such as the A5, M1, M6 and M69.

VIEWING ESSENTIAL.



Porch 6'11" x 4'7" (2.12 x 1.4)

Guest cloakroom 6'5" x 3'0" (1.96 x 0.92)

Reception hall. 32'1" x 11'5" (max) (9.8 x 3.50 (max))
Twin double glazed composite doors, polished porcelain tiled floor, mains smoke alarm, downlights to the ceiling and double cloaks cupboard.

Bedroom 1 (side). 13'6" (max) x 11'3" (max). (4.12 (max) x 3.44 (max).)
PVCu double glazed windows and downlights to the ceiling.

Ensuite shower (side). 8'0" x 7'4". (2.46 x 2.24.)
Fully tiled, with suite in white, walkin infinity shower with mixer shower and waterfall shower head, wash hand basin in vanity with marble surround and twin base doors, low flush wc, downlights to the ceiling, extractor fan, obscure PVCu double glazed side window and extractor fan.

Dressing room. 8'3" x 5'8". (2.52 x 1.73.)
Downlights to the ceiling.

Bedroom 2 (front).. 12'7" x 10'10". (3.85 x 3.31.)
PVCu double glazed window and downlights to the ceiling.

Luxury bathroom (Jack and Jill). 12'7" x 5'7". (3.85 x 1.72.)
Full suite in white, oval free standing bath with chrome mixer tap, oval wash hand basin in vanity with marble surround and 2 base doors, low flush wc, ceramic tiled floor, obscure PVCu double glazed window, downlights to the ceiling, shaver point and extractor fan.

Bedroom 3 (side). 12'7" x 10'6" (3.84 x 3.21)
PVCu double glazed window and downlights to the ceiling.

Bedroom 4 (front). 11'8" x 11'1". (3.56 x 3.39.)
PVCu double glazed window and downlights to ceiling

Dressing room (side). 7'9" x 6'0" (2.38 x 1.83)
PVCu double glazed side window.

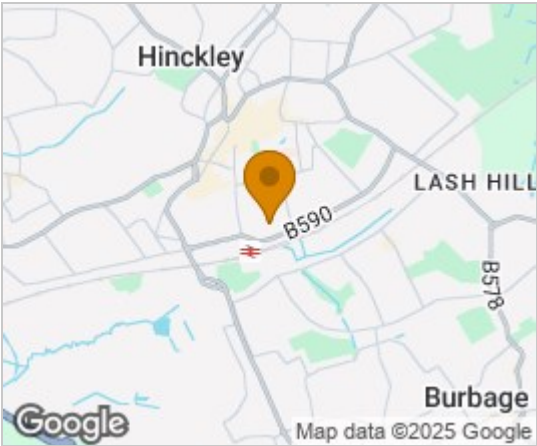
Luxurious open plan kitchen / living room. 30'3" (max) x 24'0" (max). (9.23 (max) x 7.34 (max).)
Shaker style fully fitted kitchen with open plan living space. Range of attractive base and wall units finished in satin white, associated quartz work surfaces, fitted fridge, fitted freezer, fitted dishwasher, electric (fan assisted) oven, stand alone central breakfast bar with quartz work surfaces inset stainless steel sink, halogen induction hob, range of integral base units, polished porcelain tiled floor, downlights to the ceiling, fitted recessed television and white bi-folding anodised double glazed doors.

Utility room (side). 10'0" x 5'0". (3.06 x 1.54.)
Polish porcelain tiled floor, circular stainless steel sink, range of base units (4 base) finish in satin white, associated work surfaces, roof void access, obscure double glazed side door and downlights to the ceiling.

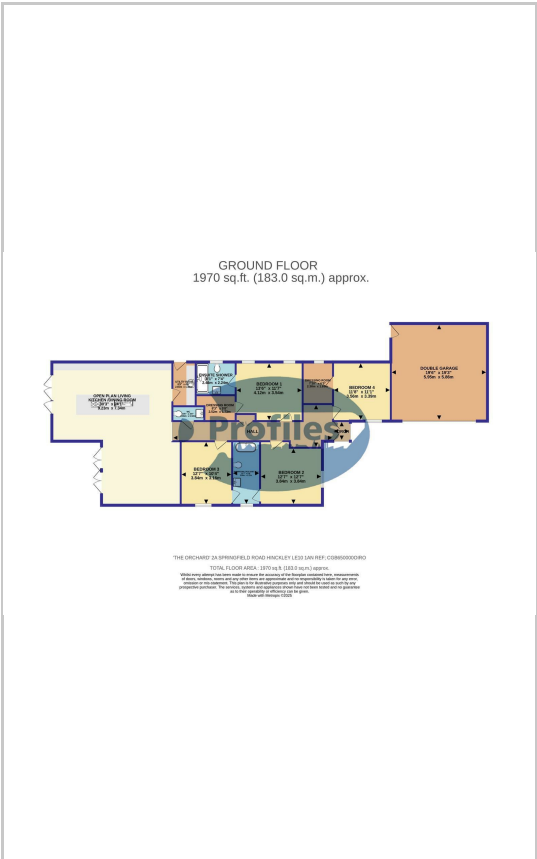
Outside.
The property is approached via private shared driveway, Driveway with parking for several cars, addition space to the side of the garage for further parking. Lawn side and enclosed rear gardens with paved patio..

Double garage. 19'6" x 19'2". (5.95 x 5.86.)
Electric roller shutter door, side double glazed composite door and storage to the roof void,

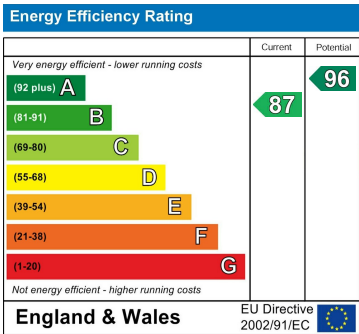
Area Map



Floor Plans



Energy Efficiency Graph



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