



35 Applebees Meadow

, Hinckley, LE10 0FL

£240,000



A tastefully decorated, three bedroomed modern family detached house built by the reputable Crest Homes who are members of the NHBC. The property has the benefit of UPVC double glazing, gas fired central heating, intruder alarm system, double driveway, enclosed rear garden, fitted kitchen, bedroom 1 with en-suite shower.



Canopy porch

Having outside light point and security system.

Reception hall 4'0" x 4'0" (1.21 x 1.21)

Having central heating radiator, coving, composite double glazed door.

Guest cloakroom 4'9" x3'11" (1.46 x1.20)

Having wash hand basin, low flush w.c, central heating radiator, ceramic wall tiling, extractor fan, down lights to ceiling.

Attractive lounge (front) 16'11" x 15'6" (5.16 x 4.73)

Having UPVC double glazed window, two central heating radiators, easy tread staircase to first floor via half landing, feature electric fire in Adams style surround and raised hearth, coving, power points.

Dining room (rear) 8'10" x 8'6" (2.68 x 2.58)

Having UPVC double glazed French doors, central heating radiator, power points, coving, archway leading to:

Modern fitted kitchen (rear) 8'10" x 6'8" (2.68 x 2.02)

Having UPVC double glazed window, stainless steel sink unit, solid oak base and wall units comprising four base units and six base units, associated bevel edged work surfaces, gas hob, electric oven, ducted extractor hood, integrated fridge freezer, integrated dishwasher, ceramic wall tiling, wall mounted fan assisted , gas fired Glow Worm 18HX boiler and adjacent programmer, plumbing for washing machine, down lights to ceiling.

First floor landing 9'9" max 8'11" (2.97 max 2.71)

Having airing cupboard off, roof void access, mains smoke alarm with battery back up.

Bedroom 1 (front) with en-suite shower 11'7" x 9'3" (3.53 x 2.82)

Having UPVC double glazed window, central heating radiator, built in double wardrobe, power points.

En-suite shower (front) 9'3" x 3'10" (2.83 x 1.17)

Having wash hand basin, low flush w.c, double shower cubicle with electric shower, central heating radiator, obscure UPVC double glazed window, ceramic wall tiling.

Bedroom 2 (rear) 8'10" x 8'2" (2.70 x 2.50)

Having UPVC double glazed window, central heating radiator, power points.

Bedroom 3 (rear) 7'11" x 7'0" (2.42 x 2.13)

Having UPVC double glazed window, central heating radiator, power points.

Bathroom (side) 6'6" x 6'4" (1.99 x 1.92)

Having full suite in white comprising panelled bath with mixer shower, pedestal wash hand basin, low flush w.c, central heating radiator, obscure UPVC double glazed window, ceramic wall tiling.

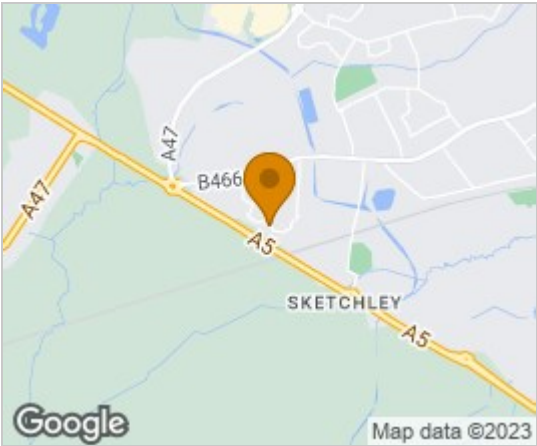
Outside

Having enclosed lawned rear garden with paved patio, outside water tap, light point, gated side access to front. Driveway for two cars to side.

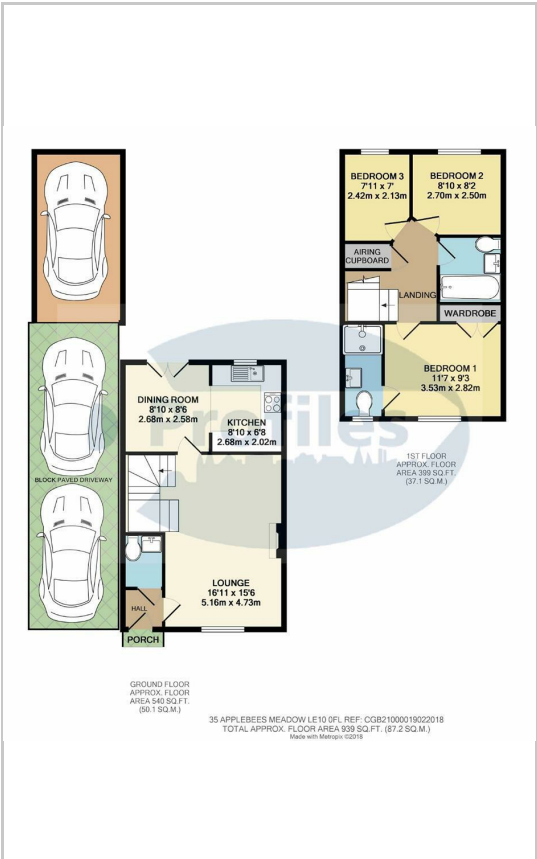
Garage 16'7" x 8'6" (5.05 x 2.60)

Having up and over door, storage to roof, light and power.

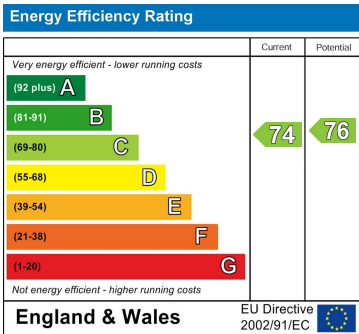
Area Map



Floor Plans



Energy Efficiency Graph



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