

8 Partridge Road, Hinckley, LE10 3FA

£425,000









# Brief Description

Newly built in 2022. this MODERN DETACHED house located on Partridge Road in Hinckley, offers a splendid opportunity for families seeking a STYLISH AND SPACIOUS home. Positioned on a DESIRABLE CORNER PLOT, available with NO UPWARD CHAIN and conveniently located near a children's play area and local Primary School.

Upon entering, you are greeted by a welcoming entrance hall adorned with elegant Amtico flooring that flows seamlessly throughout the ground floor. The LIVING ROOM is a bright and airy space featuring dual aspect windows, including a CHARMING SIDE BAY window, and a CONTEMPORARY MEDIA WALL complete with a built-in fire, creating a warm and inviting atmosphere.

To the left of the hallway lies the IMPRESSIVE LIVING KITCHEN DINER, an 'L' shaped area that boasts MODERN light grey gloss wall and base units, a double AEG oven and grill, an AEG hob, and a STYLISH white worktop. This space is enhanced by ceiling spotlights and provides access to a UTILITY ROOM that complements the kitchen's aesthetics. The dining and living areas are designed for comfort and functionality, with FRENCH DOORS that open out to the beautifully presented rear garden.

Ascending to the first floor, a GALLERIED LANDING leads to the master bedroom, which features built-in wardrobes with mirror sliding doors and an EN-SUITE BATHROOM that showcases a chic three-piece suite. The additional three bedrooms are GENEROUSLY SIZED, ensuring ample space for family or guests. The family bathroom features a LUXURIOUS four-piece suite with a double walk-in shower, vanity hand basin, WC, and a bath, all elegantly finished with partly tiled walls.

The exterior of the property is equally appealing, with landscaped front and side gardens, while the REAR GARDEN offers an extended patio, a well-maintained lawn, and planted Cotswold stone borders, all enclosed within a walled and fenced boundary with side gated access. The tarmac driveway provides parking for multiple vehicles and leads to a single garage.



## ON THE GROUND FLOOR

|                      |                               |
|----------------------|-------------------------------|
| Entrance Hall        |                               |
| Ground Floor WC      |                               |
| Living Room          | 13'6" x 18'4" (4.11m x 5.59m) |
| Kitchen Living Diner | 15'5" x 19'7" (4.70m x 5.97m) |
| Utility Room         | 6'9" x 5'1" (2.06m x 1.55m)   |

## ON THE FIRST FLOOR

|                |                              |
|----------------|------------------------------|
| Landing        |                              |
| Master Bedroom | 11'4" x 8'5" (3.45m x 2.57m) |
| En Suite       | 6'11" x 5'0" (2.11m x 1.52m) |



|                      |                               |
|----------------------|-------------------------------|
| Bedroom 2            | 10'4" x 10'6" (3.15m x 3.20m) |
| Bedroom 3            | 10'9" x 9'0" (3.28m x 2.74m)  |
| Bedroom 4            | 8'2" x 8'8" (2.49m x 2.64m)   |
| Family Bathroom      | 9'7" x 5'3" (2.92m x 1.60m)   |
| ON THE OUTSIDE       |                               |
| Rear Garden          |                               |
| Front & Side Gardens |                               |
| Driveway             |                               |
| Single Garage        | 9'4" x 17'7" (2.84m x 5.36m)  |

## Key Features

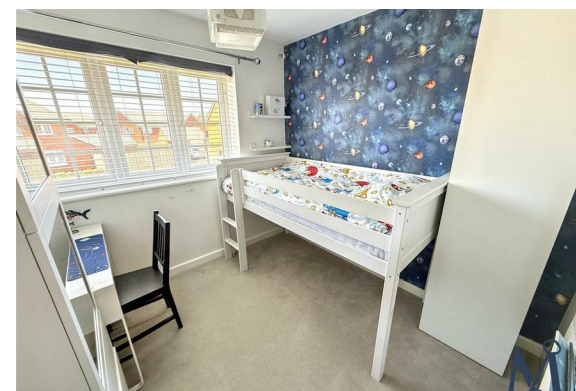
- Beautiful Detached Family Home
- Stunning Living Kitchen Diner
- Single Detached Garage
- Four Piece Family Bathroom
- Primary School Within Walking Distance
- Corner Plot Position
- Large Living Room With Media Wall
- Landscaped Garden To The Rear
- En Suite To Master Bedroom
- Virtual Property Tour Available













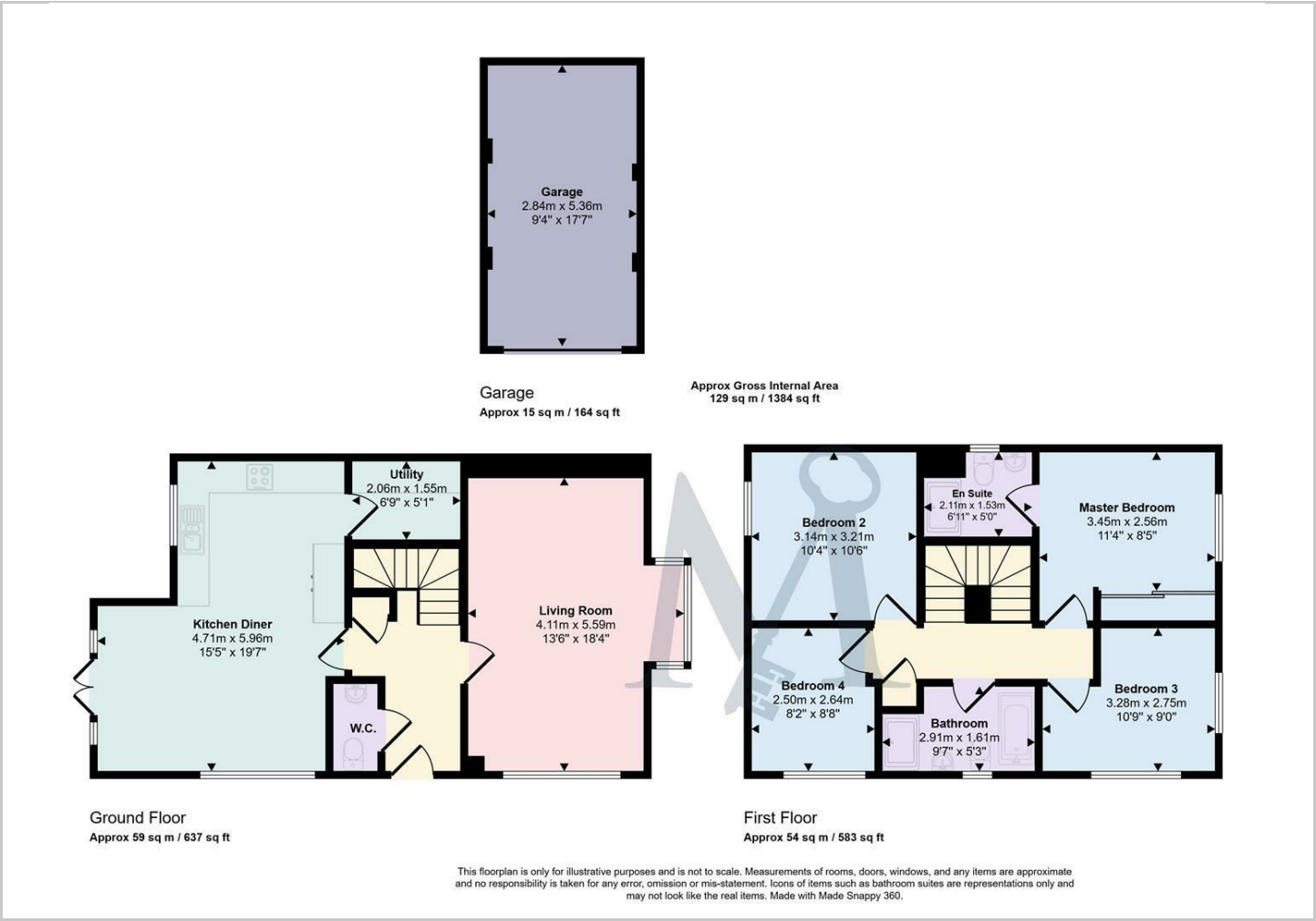








Floor Plans



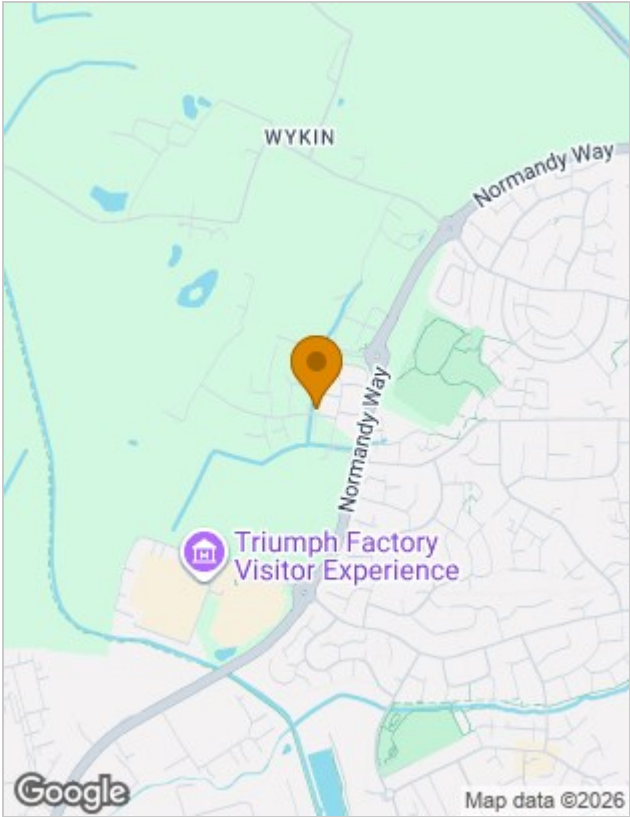
Viewing

Please contact our Maynard Estates Office on 01530 682886 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

2-4 North Street, Whitwick, Coalville, Leicestershire, LE67 5HA  
Tel: 01530 682886 Email: sales@maynardestates.co.uk maynardestates.co.uk

Location Map



Energy Performance Graph

