



18 Applebees Walk, Hinckley, LE10 0FW

£465,000



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RH Homes and Property are very pleased to offer this extremely well presented executive detached house situated in an attractive setting on this popular development overlooking a small green. The house comprises an Entrance Hall, Downstairs w.c., Breakfast Kitchen, Utility Room, Lounge, Dining Room, Study/Sitting Room, Six Bedrooms, Master & Guest Rooms both with Ensuite, Family Bathroom. One of the bedrooms has been fitted out as a Cinema Room. Set on a generous plot with gardens to the front & rear. Detached Double Garage and double width driveway. Gas central heating, UPVC double glazing, and plantation style shutters. Viewing strongly recommended to appreciate the size and value of the premises!

Council Tax - F

#### Reception Hall

With a part glazed door to the front elevation, wooden flooring, radiator, and two storage cupboards.

#### Downstairs w.c.

Having a two piece white suite comprising a wash hand basin and low level w.c, with tiled splashbacks, radiator, and extractor fan.

#### Lounge

22'4" x 13'3" (6.81 x 4.04)

With a UPVC double glazed window to the front elevation, and UPVC double glazed french doors to the rear leading out into the gardens, a focal point central chimney breast (lined for a fire/burner), two radiators, wall light and TV aerial points.

#### Study / Sitting Room

11'9" x 7'6" (3.58 x 2.29)

UPVC double glazed window to the front elevation, and radiator.

#### Dining Room

10'8" x 10'7" (3.25 x 3.23)

UPVC double glazed window to the rear elevation, ceramic tiled flooring, and radiator.

#### Breakfast Kitchen

14'7" x 10'6" (4.45 x 3.20)

Fitted with an excellent range of wall and base level units, drawers, and spice drawers, with working surfaces over the base units, and tiled splashbacks. Inset one and a half stainless steel sink and drainer, there is a refitted and built in electric double oven, and a four ring gas hob with a hood over, integrated dishwasher, fridge and freezer. With a breakfast bar, radiator, ceramic tiled flooring, TV aerial point, and two UPVC double glazed windows to the rear elevation.

#### Utility Room

7'1" x 5'3" (2.16 x 1.60)

Fitted with base level units and work surfaces and an inset stainless steel sink and drainer, with plumbing for a washing machine, a wall mounted refitted central heating boiler, ceramic tiled flooring, and a UPVC door to the side elevation.

#### First Floor Landing

13'7" x 11'0" (4.14 x 3.35)

With stairs from the ground floor, and leading off to the second floor on a large landing, with two UPVC double glazed windows to the front elevation, radiator, and airing cupboard.

#### Master Bedroom

13'4" x 11'6" plus Dressing Room (4.06 x 3.51 plus Dressing Room)

UPVC double glazed window to the front elevation, radiator, TV aerial point, and a Dressing Room area with two sets of two door and a one door built in wardrobe. There is then a door through to the Ensuite Shower room.





**Ensuite**

7'7" x 4'8" (2.31 x 1.42)

Having a three piece white suite comprising a shower in a double shower cubicle, wash hand basin, and low level w.c. with attractive ceramic tiling to walls and flooring. Radiator, extractor fan, shaver socket, and UPVC double glazed window to the rear aspect.

**Bedroom Two**

11'9" x 11'2" (3.58 x 3.40)

UPVC double glazed window to the front elevation, radiator, and again having a Dressing Room with two door built in wardrobes. The Dressing Room leads through to the Ensuite Shower room.

**Ensuite**

5'7" x 6'1" (1.70 x 1.85)

Having a three piece white suite comprising a shower in a shower cubicle, wash hand basin, and low level w.c. with ceramic tiling to walls and flooring. Extractor fan, shaver socket, radiator, and a UPVC double glazed window to the rear aspect.

**Bedroom Five**

10'8" x 8'11" (3.25 x 2.72)

UPVC double glazed window to the rear elevation, and radiator.

**Bedroom Six**

11'1" x 8'9" (3.38 x 2.67)

UPVC double glazed window to the rear elevation, and radiator.

**Family Bathroom**

Again being fitted with a modern four piece white suite comprising a shower in a shower cubicle, a bath with a shower off of the taps, wash hand basin, and low level w.c. with ceramic tiled walls and flooring. An extractor fan, shaver socket, radiator, and UPVC double glazed window to the rear elevation.

**Second Floor Landing**

13'5" x 7'3" (4.09 x 2.21)

With a double glazed skylight window to the rear elevation, there is a space on the Landing which could be used as a Study or flexible work area, and radiator.

**Bedroom Three / Cinema Room**

20'0" x 10'5" (at 3'3" height) (6.10 x 3.18 (at height))

14'3" width at flat wall setting.

There is a UPVC double glazed window to the front elevation, and there are two double glazed skylight windows to the rear. There is a cinema screen and cabling set at one end wall, allowing for large screen viewing, also with eaves storage access, and a radiator.

**Bedroom Four**

11'3" into recess x 14'3" into dormer (3.43 into recess x 4.34 into dormer)

With a UPVC double glazed window to the front elevation, and a skylight double glazed window to the rear. There is a range of eaves storage access, and a radiator.

**Detached Double Garage**

18'1" x 17'10" (5.51 x 5.44)

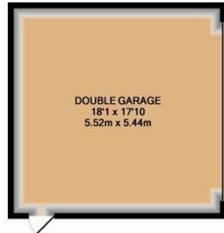
There is a detached brick built Garage set to the rear of the garden, with up and over door, power and lighting, and a and a part glazed door to the rear. This leads out to a double width driveway offering off road parking.

**Outside**

The front garden has a cast iron fencing offering seclusion, then with a pebbled and shrubbery inset frontage. The front of the property also overlooks a small green area opposite.

The rear gardens are enclosed by brick walling & timber fencing, with a shaped patio area adjacent to the rear of the house, leading onto a main lawned garden. There is outside lighting, multiple outdoor electricity sockets, an outside tap.

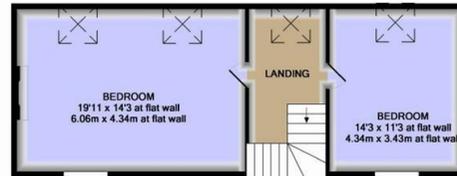




GROUND FLOOR  
APPROX. FLOOR  
AREA 1181 SQ.FT.  
(109.7 SQ.M.)

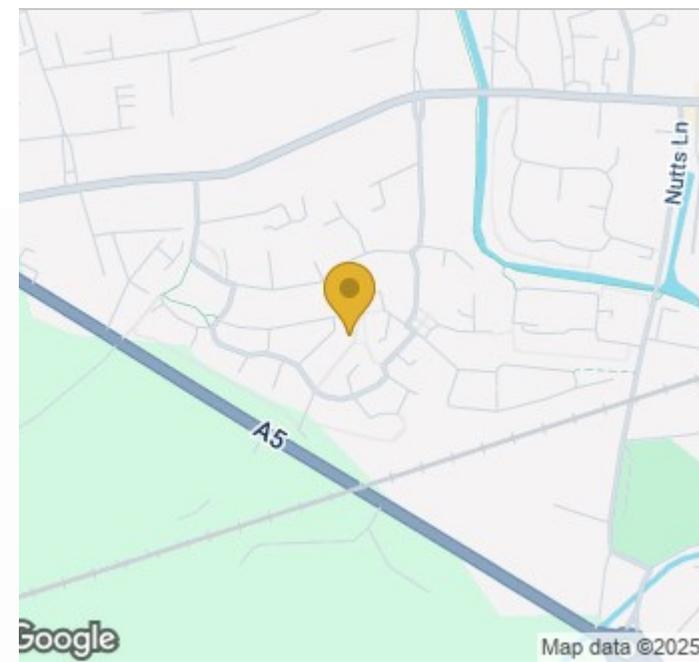


1ST FLOOR  
APPROX. FLOOR  
AREA 849 SQ.FT.  
(78.9 SQ.M.)



2ND FLOOR  
APPROX. FLOOR  
AREA 548 SQ.FT.  
(50.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 2578 SQ.FT. (239.5 SQ.M.)  
Whilst every attempt has been made to ensure the accuracy of the floor plan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Leaving Hinckley centre along Coventry Road towards the A5 at the traffic lights, continue over and then take the next left turning a few hundred yards on onto Paddock Way. Proceed past the green area on your right hand side, and then turn right onto Applebees Meadow, take the left fork still on Applebees Meadow, continue along until the Road proceeds into Beams Meadow, just before number 5 there is a turning on the left hand side which leads down to the properties parking in the top right hand corner in front of the

### Viewing

Please contact our RH Homes and Property Office on 01455 633244 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		79	85
		EU Directive 2002/91/EC	

108 Castle Street, Hinckley, Leicestershire, LE10 1DD  
Tel: 01455 633244 Email: rharris@rhhomesandproperty.com  
www.altosoftware.co.uk

