



## 11 SADDLERS CLOSE, HINCKLEY, LE10 2RA

**OFFERS OVER £500,000**

Offered to the market with no chain! Outstanding, extended, fully refurbished modern detached family home. Sought after and convenient cul de sac location within walking distance of a parade of shops, Doctors surgery, local schools, local parks, the village centre and with easy access to the A5 and M69 motorway. Immaculate contemporary style interior with luxury fittings including solid oak fitted kitchen with Quartz working surfaces, concealed lighting and integrated appliances. Amtico flooring, oak panelled interior doors, water filtration system, luxury refitted bathroom, UPVC flush casement windows, UPVC soffits and fascias, gas central heating and inset ceiling spot lights. Bright and spacious accommodation offers entrance hallway, lounge with fitted media wall, open plan living dining kitchen, study/playroom, utility room and separate WC. Four bedrooms (main with ensuite shower room) and family bathroom with four piece suite. Wide driveway to front. Enclosed hard landscaped rear garden with timber shed. Carpets, blinds, light fittings and some curtains included. Viewing highly recommended.



## TENURE

Freehold  
EPC Rating D  
Council Tax Band C

## ACCOMMODATION

Attractive composite front door to the

### ENTRANCE HALLWAY

With Amtico flooring, inset ceiling spotlights. Attractive radiator, range of built in wardrobes with rails and shelving as well as a fitted seat and cupboards above. There is also a door to a useful under stairs storage cupboard which houses the full house water filtration system providing filtered water throughout the property and stairway to first floor. Attractive oak panelled and glazed interior door to



### LOUNGE TO FRONT

15'10" x 9'11" (4.83 x 3.04)

With Amtico flooring and a built in media wall as well and log effect electric fire with lighting to side alcoves. Inset ceiling spotlights. Two tall fashionable radiators, TV aerial point, telephone point and inset lighting to ceiling. Sliding door to



### SEPARATE WC

5'10" x 2'3" (1.80 x 0.71)

With tiled flooring and low level WC, pedestal wash hand basin. Oak panelled and glazed door to



## EXTENDED OPEN PLAN LIVING/DINING KITCHEN

21'10" x 17'4" (6.68 x 5.30)

With solid oak fitted cupboards and Quartz working surfaces as well as a Quartz large island unit with inset sink with mixer tap above and cupboard beneath. There is a range of integrated Neff appliances consisting of a microwave oven as well as an electric oven and grill, integrated fridge freezer, Neff induction hob, dishwasher, pull out bin, two wine coolers and a tall larder cupboard as well as a further range of wall mounted cupboard units. Tiled splashbacks, inset ceiling spotlights and two Velux windows which are electric. Bi-folding doors which open out to the rear garden. Four breakfast stools which are also included. Amitico flooring. Two fashionable radiators. Wall mounted electric control Velux windows, attractive oak panelled and glazed door to



## KITCHEN



## STUDY/PLAYROOM TO FRONT

13'9" x 6'4" (4.21 x 1.94)

With Amtico flooring, inset ceiling spotlights and tall radiator. Attractive oak panelled and glazed door to



## REFITTED UTILITY ROOM TO SIDE

8'6" x 5'8" (2.61 x 1.75)

With a solid range of solid wooden kitchen cupboards with an inset Belfast sink with mixer taps above. Plumbing for automatic washing machine and space for a tumble drier. Further range of wall mounted cupboard units, Velux window, inset ceiling spotlights, tall radiator and Amtico flooring.



## FIRST FLOOR LANDING

With loft access, the loft is partially boarded with ladder. Smoke alarm, inset ceiling spotlights. Door to



## LUXURY REFITTED FAMILY BATHROOM

10'3" x 7'10" (3.13 x 2.39)

With four piece suite. Fully tiled with an inset useful niche for storage with lighting. Roll top bath and a large separate shower cubicle with a ceiling rainfall shower as well as a handheld attachment. Fully tiled surrounds. His and hers sinks with drawers and shelf beneath. Two wall mounted mirrors which are anti fog with lighting. Tall heated towel rail. Inset ceiling spotlights and extractor fan. Wall mounted fitted bathroom cabinet. Door to



## BEDROOM ONE TO REAR

10'11" x 13'0" (3.35 x 3.97)

With wall mounted bedside tables with side lights. Inset ceiling spotlights, TV aerial point and feature wall panelling. Sliding oak panel door to



## EN SUITE SHOWER ROOM

4'8" x 4'8" (1.44 x 1.44)

With fully tiled surrounds, corner shower cubicle with brass fittings which is fully tiled, low level WC, vanity sink unit with wall mounted mirror with light, anti fog & Bluetooth speaker and extractor fan. Door to



## BEDROOM TWO TO FRONT

8'1" x 12'9" (2.48 x 3.90)

With inset ceiling spotlights, radiator and TV aerial point.



### BEDROOM THREE TO REAR

13'3" x 6'3" (4.06 x 1.93)

With inset ceiling spotlights and radiator, wall lights. Door to



### BEDROOM FOUR TO FRONT

12'10" x 6'3" (3.92 x 1.93)

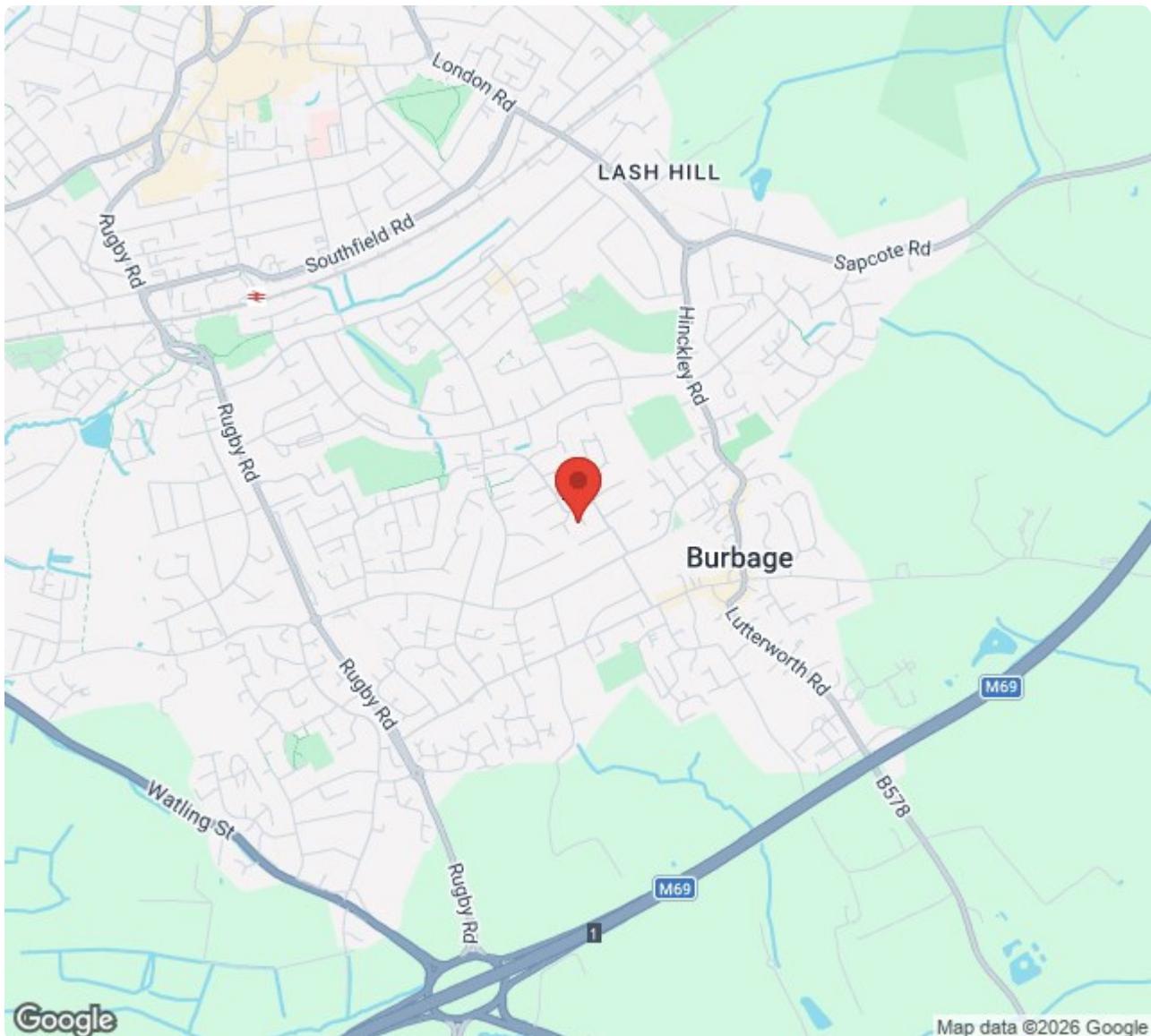
With inset ceiling spotlights and radiator.



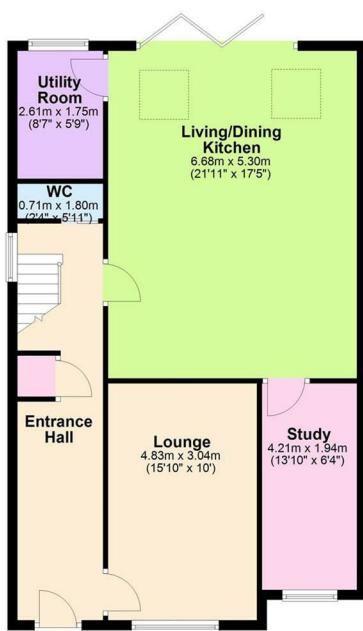
### OUTSIDE

The property is nicely situated, set back from the road at the head of a cul de sac on a good sized plot with a block paved driveway to side and a stoned driveway offers ample car parking for multiple vehicles. Double wrought iron gates to side leads to the rear garden with outside lighting. The fenced and enclosed rear garden has been landscaped for easy maintenance with a large porcelain tiled patio and artificial grass. Timber shed. Raised beds and outside lighting with an electric point.





Ground Floor



First Floor



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs (92 plus) A	80
(81-91) B	59
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales EU Directive 2002/91/EC	

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