



54 Beams Meadow, Hinckley, LE10 0FY
£275,000

wards
Residential

Freehold. NO CHAIN. A detached three-bedroom house located on this sought after estate, close to the Ashby Canal and Trinity Marina, along with local amenities and schooling facilities. The well-proportioned accommodation comprises the following: Ground Floor: Hall, WC, Lounge, Dining Room, Kitchen and Conservatory. First Floor: three Bedrooms, Master with Ensuite and Family Bathroom. Externally, there are gardens to the rear and a single detached garage with driveway in front. Gas fired central heating and UPVC double glazing.

Hall

With laminate flooring and composite front door.

WC

1.85 x 0.82 Metres

With two-piece white suite comprising pedestal sink and low flush WC. Laminate flooring, ceiling spotlights and splashback tiling. UPVC double glazed window to the front.

Lounge

4.67 x 3.26 Metres

With feature electric fire with marble effect hearth and wood surround. Dual aspect with UPVC double glazed windows to the front and rear elevations.

Dining Room

2.73 x 4.47 Metres

With understairs cupboard, laminate flooring and UPVC double glazed French doors to the Conservatory.

Kitchen

2.18 x 2.36 Metres

Fitted with a range of wood effect base and wall units with granite effect work surfaces over. Stainless steel sink and drainer with integrated appliances comprising a single oven with gas hob and extractor fan over and slimline dishwasher. Plumbing for a washing machine. Ceiling spotlights and UPVC double glazed window to the front elevation.



Conservatory

3.23 x 2.87 Metres

With laminate flooring and UPVC double glazed windows and French doors to the garden.

Landing

With airing cupboard, loft access hatch and UPVC double glazed window to the rear elevation.

Master Bedroom

4.59 x 2.73 Metres

With built in triple wardrobe and UPVC double glazed windows to the front and rear.

Ensuite

1.64 x 1.65 Metres

Fitted with a three-piece white suite comprising pedestal sink, low flush WC and electric shower in a cubicle. Tiled flooring and splashback wall tiling. Ceiling spotlights, extractor fan and heated towel rail. UPVC double glazed window to the rear.

Bedroom 2

2.74 x 2.75 Metres

With built in double wardrobe and UPVC double glazed window to the rear.

Bedroom 3

1.85 x 3.01 Metres

With UPVC double glazed window to the front.

Bathroom

1.71 x 1.96 Metres

Fitted with a three-piece white suite comprising pedestal sink, low flush WC and bath with shower over. Mosaic effect tiling to the walls. Ceiling spotlight and extractor fan. UPVC double glazed window to the front.





Outside

Externally to the front elevation there is a block paved path leading to the front door, which is surmounted by a canopy porch. There are shrubbery borders to the pavement edge.

To the rear, the gardens are enclosed by timber fencing and benefit from gated access to both the front and side elevations. The garden is predominantly laid to lawn with shrubbery borders and patio areas adjacent to both the house and garage. There is a DETACHED SINGLE GARAGE located to the rear of the garden, which benefits from power and lighting, along with a tarmac driveway in front of the same.



EPC Rating -C(70)

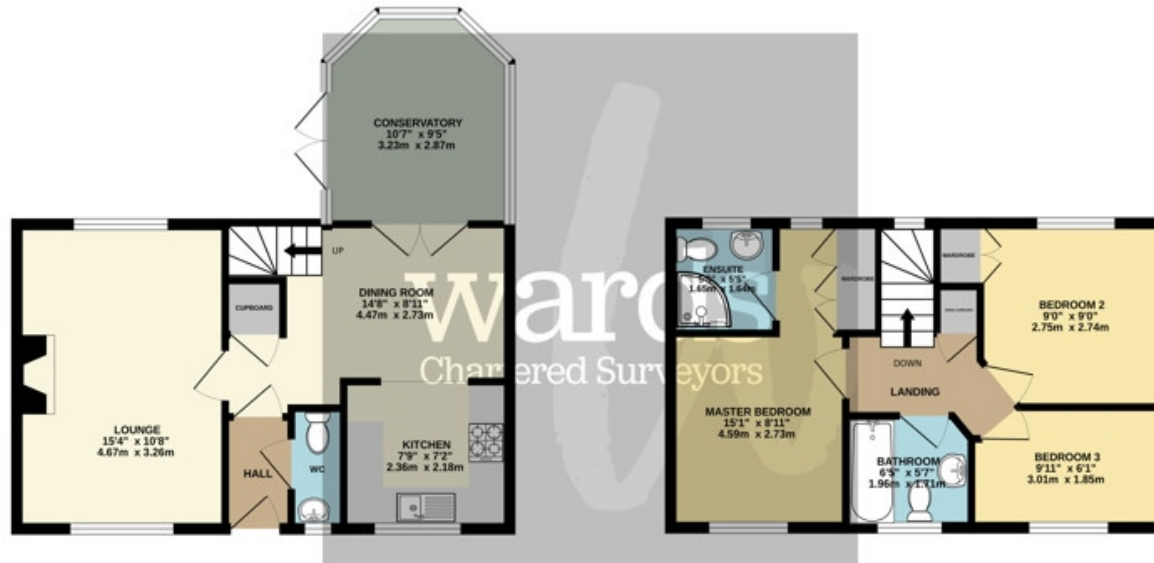
Council Tax Band - C

Call 01455 251771 to make an appointment to view this property



GROUND FLOOR
474 sq.ft. (44.1 sq.m.) approx.

1ST FLOOR
388 sq.ft. (36.0 sq.m.) approx.



TOTAL FLOOR AREA: 862 sq.ft. (80.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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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Residential

20 Station Road
Hinckley Leicestershire LE10 1AW

01455 251771
info@wardsonline.co.uk

wardsonline.co.uk



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