



19 Bunneys Meadow

HINCKLEY, LE10 0FQ

Henry James
The **Rugby** Property Expert

 **The
Property
Experts**



If you're dreaming of living in a beautiful family home on a quiet residential road with space for entertaining guests and room for children to play then look no further than this stunning family home!

Property at a glance

- Freehold Semi-Detached Home
- Three Generous Bedrooms
- Situated In Highly Sought After Applebees Meadow
- Dual Aspect Windows In Spacious Living Room
- Parking For Up To Three Cars
- Generous Rear Garden
- Spacious Master Bedroom with Ensuite
- Excellent Commuter Transport Links
- Local School Within Walking Distance
- EPC Rating - C





It's a pleasure to introduce you to this beautiful three-bedroom semi-detached family home! This gorgeous home offers a wealth of space both inside and outside. It has an expansive back garden and is ideally situated on a quiet road in the highly sought after residential area of Applebees Meadow. At the front, there is parking for at least three cars on its spacious driveway and single garage.

This beautiful three-bedroom semi-detached family home offers a beautiful landscaped rear garden. The rear garden is a very generous size with a variety of mature shrubs, bushes and trees creating a peaceful and relaxing space. A large portion of the rear garden is laid to lawn and it also offers a very spacious patio which provides space for outdoor seating ideal for entertaining and summer barbecuing. Just off the patio there is a storage shed. The rear garden benefits from outdoor lighting, an external tap, access into the single garage and side access to the front of the property.

The house is situated in the highly sought after Applebees Meadow in Hinckley which is popular with families and commuters due to its convenient access to local amenities, schools, and transport links. The schooling in Hinckley is very popular and the property is located within walking distance of a number of highly regarded schools including Redmoor Academy, Hinckley Academy & John Cleveland Sixth Form Centre and Dorothy Goodman School. The property also benefits from excellent transport links via the A5, M69, and Hinckley railway station, providing easy access to Leicester, Coventry, Birmingham and surrounding areas.



“For me there are few properties that come to the market that compare to this property, it really is a statement property with a first impression that is hard to be beaten”

The Seller's View

“Nothing so far has been able to beat the feeling of complete tranquility of coming home and spending a lazy evening with family on the sofa in the living room.”

“Our favourite time of year has to be spring. The garden becomes so lively and picturesque. It is a pleasure to just sit down and look at all of the trees and shrubs.”

“The house was a real box-ticker for us, it has three bedrooms, three bathrooms and a spacious mature garden. As well as the fact that were so close to the Town Center and within easy access of nearby Cities. ”



“Our favourite room – The Living Room”

Directions

Head south-west on M69. At junction 1, take the A5 exit to Hinckley. At the roundabout, take the 4th exit onto Watling Street/A5. At the roundabout, take the 1st exit and stay on Watling Street/A5. At the roundabout, take the 1st exit and stay on Watling Street/A5. At the roundabout, take the 3rd exit onto Coventry Road. Turn right onto Paddock Way. Turn right onto Applebees Meadow. Turn left to stay on Applebees Meadow. Turn left onto Bunneys Meadow. Turn right to stay on Bunneys Meadow. 19 Bunneys Meadow, Hinckley, LE10 0FQ will be on the left.

Services

Mains gas, mains electricity, mains water and broadband are connected

Tenure

Freehold

Local Authority & Tax Band

Hinckley & Bosworth Borough Council
Hinckley Hub, Rugby Road,
Hinckley, LE10 0FR
www.hinckley-bosworth.gov.uk
Tel 01455 238141
Tax band - C

Viewing Arrangements

Viewing strictly by appointment with sole agent
Henry James
07960 882807
henry@thepropertyexperts.co.uk

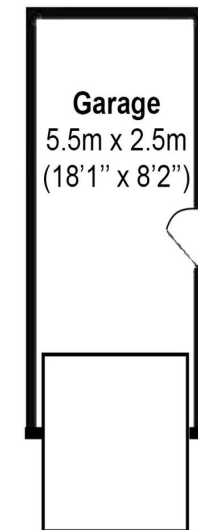
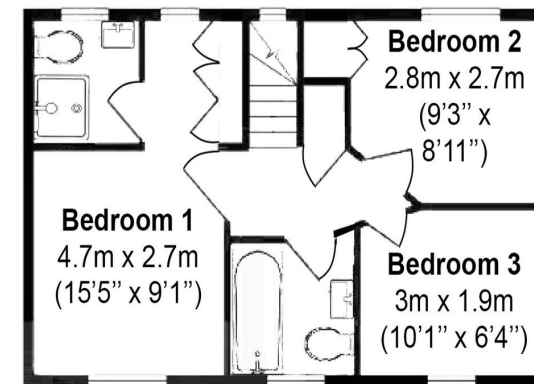
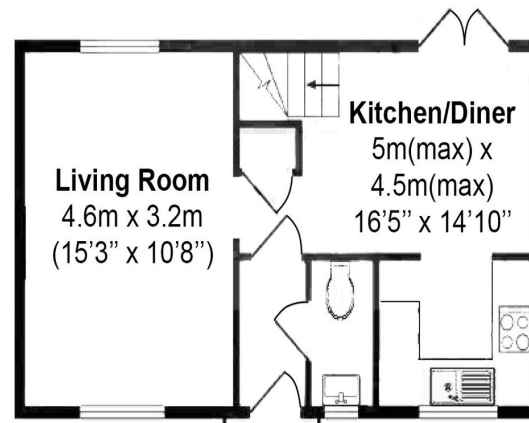
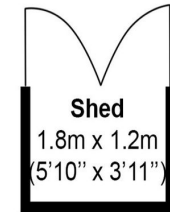
Amenities/Distances

Town Centre 2.1 miles
Primary Schools 1.2 miles
Train Station 1.9 miles
Motorway links 3.4 miles
Airport 25.8 miles
Nearest City 11.8 miles
Bus Stop 0.3 miles
University 12.9 miles
Hospital 4.6 miles

Bunneys Meadow, Hinckley, LE10



Total Approximate area - 89sq.m. / 958sq.ft.
Area of House - 72 sq.m. / 775sq.ft.

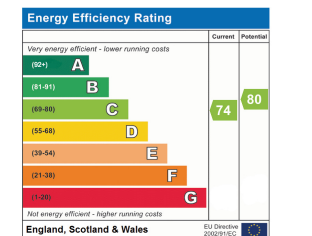


Not to scale - for identification only



AGENTS NOTES

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information, and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.



About the **Area**

Rugby

Rugby is the home of rugby football, where back in 1823 William Webb Ellis first invented the game. At one time a major centre for the railways, Rugby is probably best known for its public school, Rugby School, founded in 1567 and was the setting of Thomas Hughes semi-autobiographical masterpiece 'Tom Brown's Schooldays'. The town is also the birthplace of an aviation great, in April 1937 Sir Frank Whittle built the worlds first prototype of the jet engine here. Today Rugby has an attractive town centre with a good range of shops, restaurants and bars. Rugby is surrounded by some lovely old villages. Rugby is ideally located and well-connected enough to enable you to easily explore the surrounding cities of Coventry, Leicester and Northampton.



Warwickshire

Warwickshire is a county in the West Midlands region of England. Warwickshire is famous for being the birthplace of William Shakespeare in Stratford-upon-Avon and Victorian novelist George Eliot, (born Mary Ann Evans), in Nuneaton. Warwickshire offers a mix of historic towns and large rural areas. It is a popular destination for international and domestic tourists to explore both medieval and more recent history



Henry James

The **Rugby** Property Expert

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Why choose The Property Experts to sell your property

Dedicated personal agent, so you have one point of contact from start to finish

Available 7 days a week, evening and weekend for your convenience

Dealing with a limited number of clients to give you a more personal service

An expert in marketing to provide the widest exposure to potential buyers

Trained in negotiation to extract the highest offer from buyers

Resulting in the maximum price for the seller and a smooth transaction

“Henry is by far the most friendly and approachable agent that we’ve met. The best part about Henry’s service was his availability and knowledge of the property moving process. We had no issues working with Henry and we would happily recommend him.”

Sam Kealy

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