

5 Bedroom Detached House located
in Hinckley.

£395,000

 UP Estates



GENERAL DESCRIPTION

Spacious Rooms - Modern Style Detached - 4/5 Bedrooms - 2/3 Reception Rooms - 2 Bathrooms A fantastic opportunity to purchase this impressively proportioned residence occupying an enviable position in a quiet cul de sac on this amenable estate in Hinckley. Take the 3D Virtual Tour to appreciate the flexible living space - including a conservatory, 4 upstairs bedrooms all with fitted wardrobes, downstairs shower room and welcoming reception hallway. Internal viewing strongly recommended and in brief the property comprises: Reception Hall, Study/Bed 5/Reception Room, Lounge, Rear Reception Room into Conservatory Kitchen, Utility Room and Shower Room to the Ground Floor. There is a Landing, Four Double Bedrooms and Family Bathroom to the First Floor. Externally there is off road parking, Garage and Garden to the rear. Nearby there are local schools, ASDA supermarket, parks and a host of amenities including shops, public transport links and A47 & A5 road networks.

ENTRANCE HALL

With stairs ascending to the first floor and doors leading to the Formal Lounge, Kitchen and Bedroom Five/Study/Reception Room.

FORMAL LOUNGE

12' 3" x 16' 6" (3.75m x 5.04m)

Having a feature fireplace, two central heated radiators and a double glazed window to the front aspect.

KITCHEN

9' 8" x 11' 1" (2.97m x 3.38m)

Including a matching range of wall and base mounted units with work surfaces over, tiled splash back, a stainless steel sink with drainer and mixer tap, a hob with extractor fan over, and integrated appliances including double oven, dishwasher and fridge-freezer. There is also a double glazed window to the rear aspect and doors leading to the Utility Room and Reception Room.

UTILITY ROOM

9' 6" x 8' 2" (2.92m x 2.49m)

Having wall and base mounted units with work surfaces over, tiled splash back, with stainless steel sink with drainer and mixer tap, space and plumbing for washing machine and drier, and a central heated radiator. There is a double glazed window to the rear aspect and doors leading to the Shower Room and outside.



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163m²

£395,000

- Spacious Family Home
- Take the 3D Virtual Tour
- Five Double Bedrooms
- Two/Three Reception Rooms
- Ample Driveway Parking
- Downstairs Shower Room
- Flexible Living Accommodation
- Quiet Cul De Sac Position
- Conservatory to Garden
- Garage



SHOWER ROOM

9' 6" x 4' 0" (2.9m x 1.22m)

A partially tiled shower room with a low level W/C, pedestal wash basin and a shower cubicle.

DINING ROOM

6' 11" x 11' 2" (2.13m x 3.41m)

Accessed via the Kitchen and benefitting from space for a dining table, a central heated radiator and open access into the Conservatory.

CONSERVATORY

12' 1" x 9' 4" (3.7m x 2.86m)

With double glazed windows and two sets of French doors leading out into the garden.



BEDROOM FIVE/STUDY/RECEPTION ROOM

9' 5" x 13' 6" (2.89m x 4.12m)

A ground floor bedroom with flexible usage, having a central heated radiator and double glazed window to the front aspect.

LANDING

With stairs rising from the ground floor, access to a storage cupboard and doors leading to accommodation.



BEDROOM ONE

12' 4" x 13' 6" (3.77m x 4.12m)

A double bedroom having a central heated radiator, double glazed window to the front aspect and built-in wardrobes.

BEDROOM TWO

9' 8" x 13' 7" (2.97m x 4.16m)

A double bedroom having a central heated radiator, double glazed window to the front aspect and built-in wardrobes.

BEDROOM THREE

10' 7" x 10' 4" (3.23m x 3.17m)

A double bedroom having a central heated radiator, double glazed window to the rear aspect and built-in wardrobes.

BEDROOM FOUR

9' 8" x 9' 11" (2.96m x 3.04m Max)

Having a central heated radiator, double glazed window to the rear aspect and a built-in wardrobe.

BATHROOM

9' 6" x 6' 5" (2.91m x 1.97m)

Being partially tiled and having a panelled bath with shower over, low level W/C, pedestal wash basin, central heated towel rail and a double glazed opaque window.



FRONT ASPECT

Offering a driveway and access to the Garage.

GARAGE

8' 11" x 13' 8" (2.73m x 4.17m)

Having an up-and-over door and power & lighting.

GARDEN

An enclosed rear garden with an initial patio followed by a lawn.

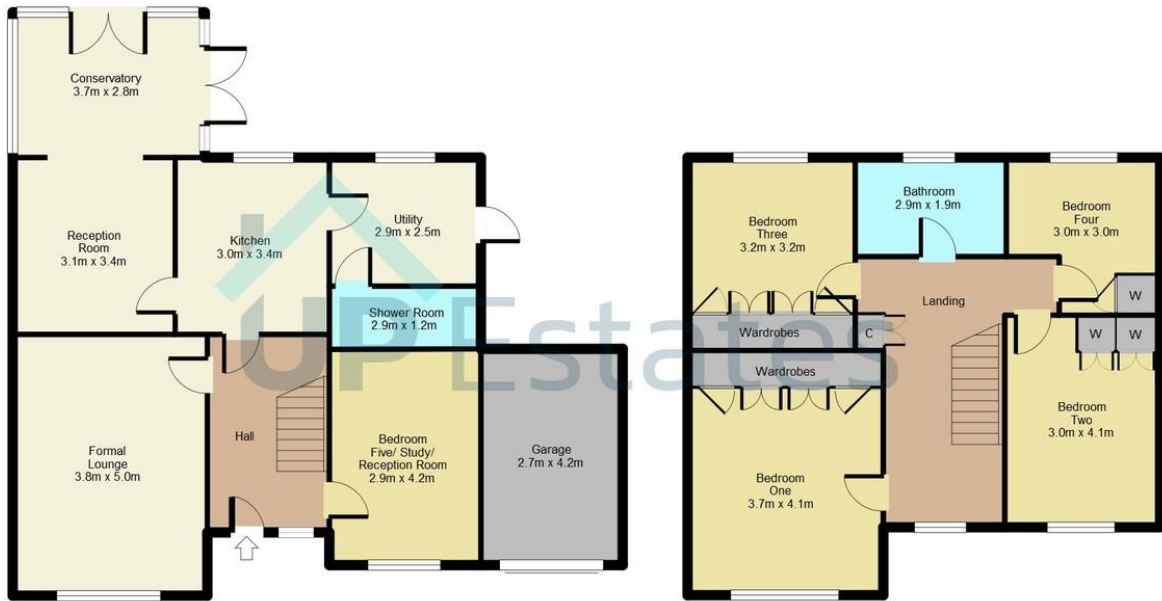




Wendover Drive Hinckley LE10 1UQ



FLOORPLAN



For illustrative purposes only. Measurements are approximate and not to scale.
(c) Up Estates

APPROX GROSS INTERNAL FLOOR AREA: 163 sq. m

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