



**3 Bedroom Semi-Detached Property  
located in Binley.**

**£230,000 (Offers Over)**

**UP Estates**



## Offers Over £230,000

- Semi-Detached Property
- Three Bedrooms
- Loft Room/Additional Bedroom
- Driveway, Carport & Garage
- Kitchen/Diner
- Downstairs WC
- Enclosed Garden



### FULL DESCRIPTION

Up Estates are pleased to bring to the market this excellent three bedroom, semi-detached, family home which is located in the popular and sought after area of Binley. The property boasts many excellent features including off road parking with a car port and garage, three bedrooms to the first floor plus a loft room to the second floor which can be used as an additional bedroom, and an attractive rear garden. In brief the property comprises; Hallway, W/C, Lounge and Kitchen/Diner with doors accessing the enclosed rear garden. On the first floor there are three Bedrooms, the Family Bathroom and stairs ascending to the loft room. The property has a warm air heating system and double glazing throughout. To the front aspect there is a driveway which gives access to the gated car port, and a garage at the rear. Call now to view!

### PORCH

Having a door leading into the Hallway.

### HALLWAY

With stairs ascending to the first floor and doors leading to the Lounge and W/C.

### LOUNGE

**10' 1" x 17' 3" (3.08m x 5.26m)**

A welcoming front Living Room featuring a brick built fireplace, and bay window to the front aspect. There are also sliding doors accessing the Dining Area.

### KITCHEN/DINER

**15' 10" x 9' 4" (4.84m x 2.87m)**

A bright family Kitchen/Diner including a matching range of wall and base mounted units with roll top work surfaces over, a stainless steel sink with drainer and mixer tap, neutral tiled splashback, integrated oven & hob, space and plumbing for a washing machine and access to a storage cupboard. This social Kitchen includes space for a dining table, double sliding doors leading to the rear Garden, and also a double glazed door leading into the Car Port at the side of the property.



#### WC

Including a low level W/C and pedestal wash basin.

#### LANDING

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

#### BEDROOM ONE

**10' 1" x 12' 9" (3.08m x 3.9m)**

A spacious double Bedroom having a double glazed window to the rear aspect.

#### BEDROOM TWO

**7' 11" x 13' 0" (2.42m x 3.98m)**

A second double Bedroom having a double glazed window to the front aspect.

#### BEDROOM THREE

**7' 9" x 6' 7" (2.38m x 2.02m)**

A third Bedroom having a double glazed window to the front aspect.





#### BATHROOM

**6' 5" x 6' 0" (1.98m x 1.85m)**

A fully tiled family Bathroom having a panelled bath with shower, low level W/C, pedestal wash basin and a double glazed opaque window.

#### LOFT ROOM

**12' 10" x 11' 10" (3.92m x 3.62m)**

A fantastic, versatile additional space with flexible usage, including fitted cupboards and a double glazed dormer window.

#### FRONT ASPECT

A well presented bricked driveway with space for multiple cars and access to the Car Port via lockable, wrought iron gates.

#### GARAGE

Having power and lighting, two windows, an up-and-over door and also a pedestrian door accessing the Garden.

#### GARDEN

An attractive landscaped rear Garden with a paved seating area followed by a lawn with fencing along the boundaries. Also including a raised decking seating area at the rear, a raised pond, and surrounded by shrubberies.





**Quorn Way Binley CV3 2JU**



## FLOORPLAN

APPROX GROSS INTERNAL FLOOR AREA: 96 sq. m / 1030 sq. ft



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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82   B
69-80	C		
55-68	D	57   D	
39-54	E		
21-38	F		
1-20	G		

## CONTACT

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