

**3 Bedroom Semi-Detached House
located in Hinckley.**

£270,000

UP Estates



3



2



1



C



TBC

FULL DESCRIPTION

Here is a fantastic opportunity to purchase a stunning three bedroom, semi detached property which has been completed to a very high standard throughout and has a continued build warranty. This property is located in a quiet cul-de-sac in the popular area of Hinckley with surrounding amenities, and must be viewed to appreciate the builders attention to detail. In brief the property comprises of; Hallway, Cloakroom, Kitchen/ Dining Room and Lounge to the ground floor. To the first floor there are Three Bedrooms, Bedroom One with En-Suite and a Family Bathroom. Externally there is a garage with power and lighting, large driveway to the side of the property and an enclosed rear garden.

£270,000

- Semi-Detached Property
- Three Bedrooms
- En-suite to Bedroom One
- Attractive Kitchen/Diner
- Downstairs W/C
- Garage & Driveway

HALL

An inviting entrance hall offering central heated radiator, access to storage cupboard, double glazed windows to the front aspect, stairs ascending to the first floor and doors leading through to the lounge, kitchen / dining room and ground floor cloak room.

CLOAKROOM

A ground floor cloak room with central heated radiator, low level WC and hand wash basin.

KITCHEN/DINER

11' 0" x 14' 9" (3.36m x 4.5m)

A stunning, kitchen/ dining room having a tiled floor, a beautiful range of wall and base mounted units with work surfaces over with upstand, integrated fridge/ freezer, dishwasher, washing machine, electric oven, integrated microwave with four ring gas hob with extractor hood over, sink with drainer and mixer tap, central heated radiator, double glazed windows to the front and side aspect.

LOUNGE

10' 11" x 14' 9" (3.33m x 4.5m)

A welcoming reception room with central heated radiator, two double glazed French doors opening onto the rear garden and a double glazed window to the side aspect.



UP Estates



UP Estates

LANDING

With stairs ascending from the ground floor, access to storage cupboard, central heated radiator and doors leading into the bedrooms and family bathroom.

BEDROOM ONE

10' 9" x 11' 5" (3.3m x 3.5m)

Having a central heated radiator, double glazed window to the side aspect and access through to the ensuite.

ENSUITE

10' 4" x 2' 11" (3.15m x 0.9m)

A modern partially tiled ensuite to the first bedroom having three piece suite comprising of walk in shower cubicle, vanity wash hand basin and low level WC, central heated towel rail and double glazed opaque window to the front aspect.



UP Estates

BEDROOM TWO

11' 1" x 8' 0" (3.4m x 2.44m)

Second bedroom having a central heated radiator and double glazed window to the side aspect.



BEDROOM THREE

10' 9" x 6' 8" (3.3m x 2.04m)

Third bedroom with double glazed window to the front and side aspects, central heated radiator.

BATHROOM

A partially tiled family bathroom offering three piece suite comprising of panelled bath with shower over, low level WC and wash hand basin, central heated towel rail and double glazed opaque window to the front aspect.

FRONT ASPECT

An attractive double fronted property with a block paved driveway.

GARAGE

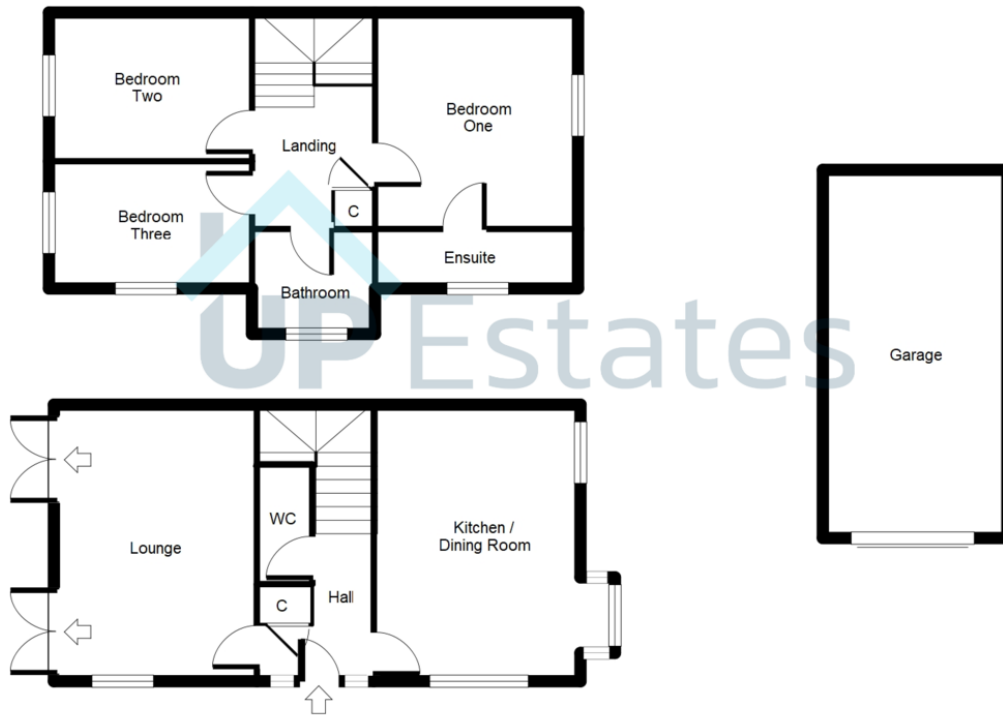
A single garage with secure up and over door, power and lighting.

GARDEN

A well maintained rear garden with initial paved area followed by laid lawn and high fencing to the boundaries to ensure privacy.



FLOORPLAN



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

CONTACT

Up Estates, 6 Orchard Court, Binley Business Park, Coventry,
Warwickshire, CV3 2TQ

E enquiries@upestates.co.uk www.up-estates.co.uk

T 024 7771 0780

UP Estates