



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

**£325,000 Offers Over**

**UP Estates**



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112 sq.m

## FULL DESCRIPTION

New to the market is this three bedroom **\*\*\*detached\*\*\*** property located in Hinckley and has quick links to the A5 as well as local shops and amenities. Benefitting from a spacious open plan lounge/diner, three bedrooms with plenty of storage, a stylish bathroom and presented lovely throughout. Externally there is a driveway for multiple cars to the front and generous garden to the rear as well as a garage. In brief this property comprises of; Hallway, Lounge/Diner and Kitchen to the ground floor. To the first floor there are three Bedrooms and the family Bathroom. Call us now to arrange a viewing and see all that this charming property has to offer!

## HALLWAY

A welcoming entrance with stairs ascending to the first floor and doors leading to the Lounge/Diner and Kitchen. Including under stairs storage and a vertical wall mounted radiator.

## LOUNGE/DINER/FAMILY ROOM

**13' 4" x 36' 4" (4.074m max x 11.080m max)**

A bright and cosy front living room with gas fireplace surround, double glazed bay window to the front aspect and central heated radiator. Linked to the Dining Room/Conservatory by an open plan space perfect for an additional family room, including two further central heated radiators. The dining area features double glazed windows and bi-folding doors leading to the rear garden.

## KITCHEN

**11' 3" x 12' 2" (3.438m x 3.716m)**

Including a matching range of wall and base mounted units with work surfaces over, a sink with drainer and mixer tap, integrated dishwasher and electric oven/grill with four ring hob and extractor fan over. Also including tiled splashback, access to a storage cupboard, double glazed window to the rear aspect and a door leading to the garden.

## LANDING

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

## Offers Over £325,000

- Detached Property
- Three Bedrooms
- **\*\*\*Spacious Driveway\*\*\***
- Open Plan Lounge/Diner
- Garage
- Full Central Heating & Double Glazing Throughout



#### **BEDROOM ONE**

**10' 6" x 12' 0" (3.217m x 3.669m)**

A double bedroom benefitting from fitted wardrobes, a central heated radiator and double glazed window to the rear aspect.

#### **BEDROOM TWO**

**10' 5" x 11' 11" (3.191m x 3.652m)**

A second double bedroom also including fitted wardrobes, a central heated radiator and double glazed window to the front aspect.

#### **BATHROOM**

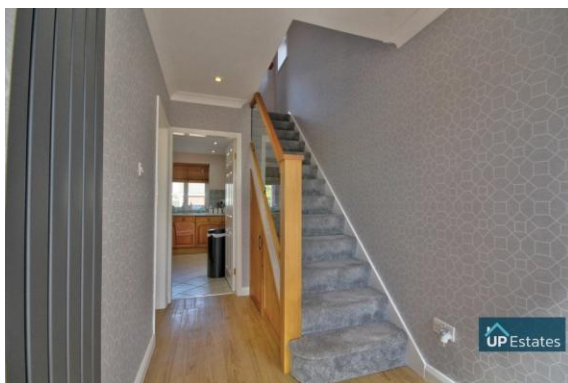
**6' 9" x 5' 5" (2.073m x 1.666m)**

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

#### **BEDROOM THREE**

**8' 9" x 9' 0" (2.680m x 2.752m)**

A third bedroom with a built in storage cupboard, central heated radiator and double glazed window to the front aspect.





#### **FRONT ASPECT**

A well presented bricked driveway with space for multiple cars, fencing along the boundaries and double gated access leading to the garage.

#### **GARDEN**

An enclosed rear garden with a patio area followed by a lawn with central pathway and fencing along the boundaries. Also including access to the garage.

#### **GARAGE**

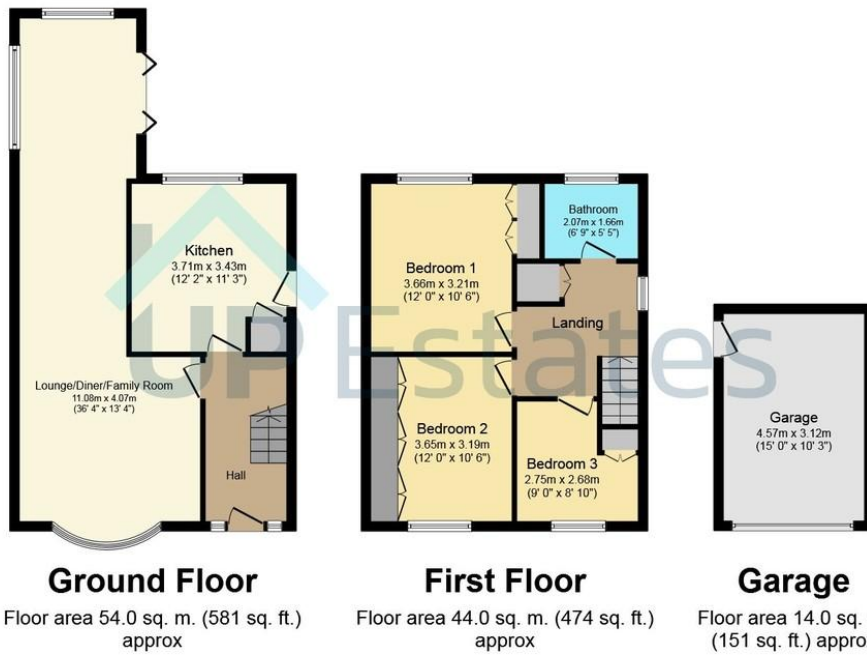
Having power and lighting and an electric door.





**Nutts Lane Hinckley LE10 3EG**

## FLOORPLAN



Total floor area 112.0 sq. m. (1,206 sq. ft.) approx

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

### CONTACT

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