



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

**£230,000**

**UP Estates**



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**£230,000**

- Three Bedroom Semi-Detached
- Superb Location
- Exquisitely Presented
- Modern Kitchen/Diner
- Close To Amenities
- Utility Room

UP Estates are privileged to present to market this exquisitely presented three-bedroom semi-detached property located in the ever-popular market town of Hinckley. Boasting a modern interior design, modern and stylish kitchen diner as well as enclosed rear garden. Close to local amenities and fantastic transport links the property benefits from the following: Hall, Utility, Lounge, Store, Kitchen/Diner, Three Bedrooms, WC, Family Bathroom and Rear Garden while having parking to the front. We recommend booking a viewing as soon as possible to ensure you avoid missing out on this stunning home!

#### **HALL**

Providing initial access to the lounge, utility & kitchen diner. Stairs ascending to the first floor.

#### **LOUNGE**

**7' 10" x 11' 0" (2.40m x 3.36m)**

Having a central heated radiator and a double-glazed window.

#### **UTILITY ROOM**

Having plumbing for a washing machine.

#### **KITCHEN/DINER**

**13' 0" x 8' 5" (3.98m x 2.57m)**

A modern & stylish kitchen/diner including a matching range of wall and base mounted units with roll top work surfaces over, a ceramic sink with drainer and mixer tap, four ring gas hob & oven, integrated fridge freezer with splashback surrounding. A double-glazed window overlooks the rear garden while french patio doors provide access.

#### **BEDROOM ONE**

**13' 1" x 12' 4" (4.00m x 3.76m)**

Having a central heated radiator and double glazed windows to the front aspect.

#### **BEDROOM TWO**

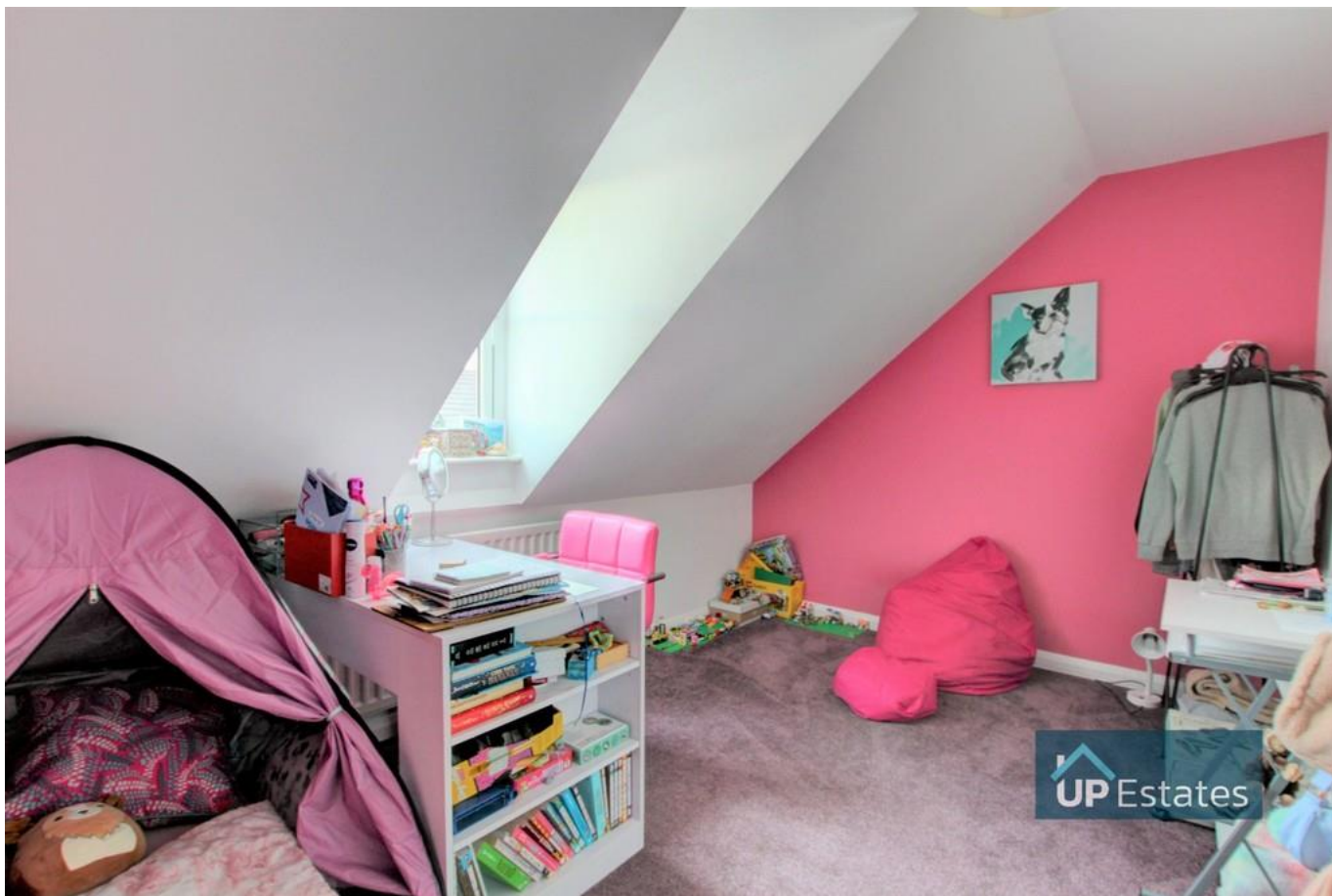
**13' 1" x 8' 4" (4.00m x 2.56m)**

Having a central heated radiator and double glazed window to the rear aspect.

#### **WC**

**3' 3" x 6' 5" (1.01m x 1.96m)**

Benefiting from a low level w/c, wash hand basin and central heated radiator.



### **BEDROOM THREE**

**13' 1" x 8' 0" (4.01m x 2.45m)**

Having a central heated radiator and double glazed window to the front aspect.

### **FAMILY BATHROOM**

**9' 4" x 7' 4" (2.87m x 2.26m)**

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

### **REAR GARDEN**

A private rear garden with a paved seating area followed by a lawn with fencing along the boundaries.

### **STORE**

Allowing for further storage opportunity accessed by an up and over door to the front of the property.





## **DISCLAIMER**

Intending purchasers will be asked to produce identification documentation for Anti Money Laundering Regulations at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given.

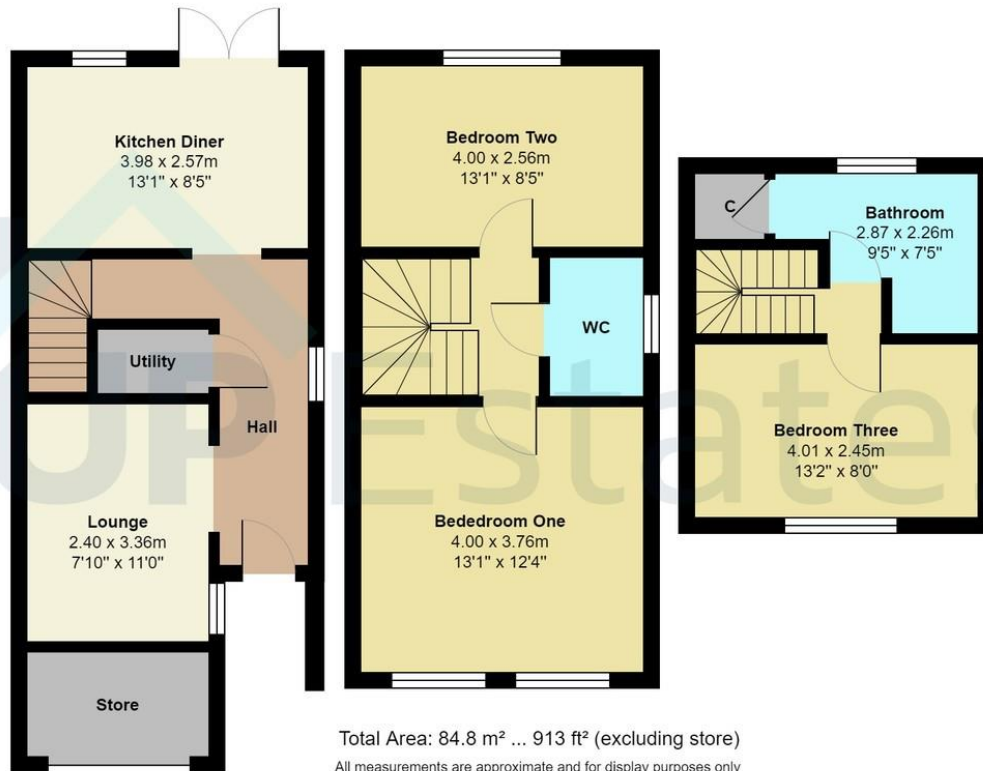
All measurements have been taken as a guide to prospective buyers only and are not precise. Please be advised that some of the particulars may be awaiting vendor approval. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance to view.

All fixtures and fittings ultimately are to be agreed with the seller via the fixtures and fittings form which will then form part of a legal contact through the conveyances and as the marketing estate agent none of our particulars or conversations are legally binding, only the legal solicitor paperwork.

Up Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

**Canning Street Hinckley LE10 0AQ**

## FLOORPLAN



### CONTACT

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