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- Detached Property
- Four Double Bedrooms
- Downstairs W/C and Utility

- En-suite to Bedroom One
- Driveway & Garage
- Private Rear Garden



024 7771 0780



www.up-estates.co.uk



enquiries@upestates.co.uk

Here is a fantastic opportunity to purchase a four double bedroom, detached property located in Hinckley in close proximity to local shops, services and amenities. Benefitting from a downstairs W/C as well as an En-suite to Bedroom One, ample parking, and double glazing and central heating throughout. In brief, the property comprises; Hall, Lounge, Kitchen/Diner, Utility and W/C to the ground floor. On the first floor there is Bedroom One with an En-Suite, Bedrooms Two, Three and Four and the Bathroom. Externally there is a driveway to the front, an integral garage and a private garden to the rear.

HALL With stairs ascending to the first floor and a door leading to the Lounge.

LOUNGE 10' 11" x 15' 3" (3.33m x 4.65m) Having a central heated radiator and double glazed window to the front aspect.



KITCHEN/DINER 17' 5" x 10' 7" (5.33m x 3.25m) A superb, modern kitchen/diner with a double glazed window to the rear aspect, central heated radiator, door leading to the Utility Room and French doors leading out into the rear garden. The kitchen includes base mounted units with work surfaces over and upstand, a four ring gas hob with extractor fan over, a double electric oven, stainless steel sink with drainer and mixer tap and space for a dishwasher and other appliances.



UTILITY ROOM 6' 2" x 7' 2" (1.9m x 2.2m) Having base mounted units, a stainless steel sink with drainer and mixer tap, plumbing for a washing machine, central heated radiator and doors leading to the W/C and out into the rear garden.

W/C With a low level W/C, hand wash basin, central heated radiator and double glazed opaque window to the side aspect.

LANDING With stairs rising from the ground floor and doors leading to accommodation.

BEDROOM ONE 10' 11" x 13' 9" (3.33m x 4.2m) A double bedroom with a central heated radiator, double glazed window to the front aspect and door leading to the En-suite.



ENSUITE With a tiled shower cubicle, low level W/C and vanity wash basin.

BEDROOM TWO 8' 6" x 13' 6" (2.6m x 4.14m Max) A double bedroom with a central heated radiator and double glazed window to the rear aspect.



BEDROOM THREE 8' 6" x 12' 4" (2.6m x 3.76m) Another double bedroom with a central heated radiator and double glazed window to the rear aspect.



BEDROOM FOUR 9' 5" x 12' 5" (2.88m x 3.79m MAX) A fourth double bedroom with a double glazed window to the front aspect and central heated radiator.

BATHROOM 6' 2" x 5' 8" (1.9m x 1.75m) A partially tiled bathroom with a bathtub with shower over, low level W/C pedestal wash basin, central heated radiator and double glazed opaque window to the rear aspect.

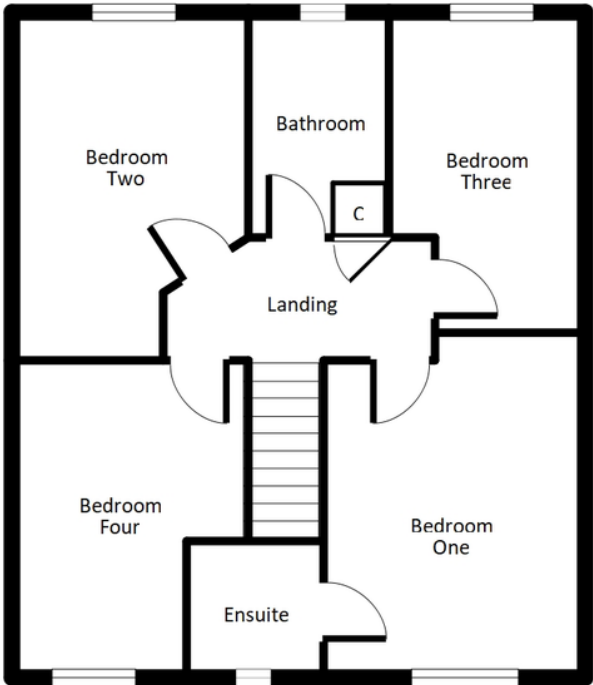
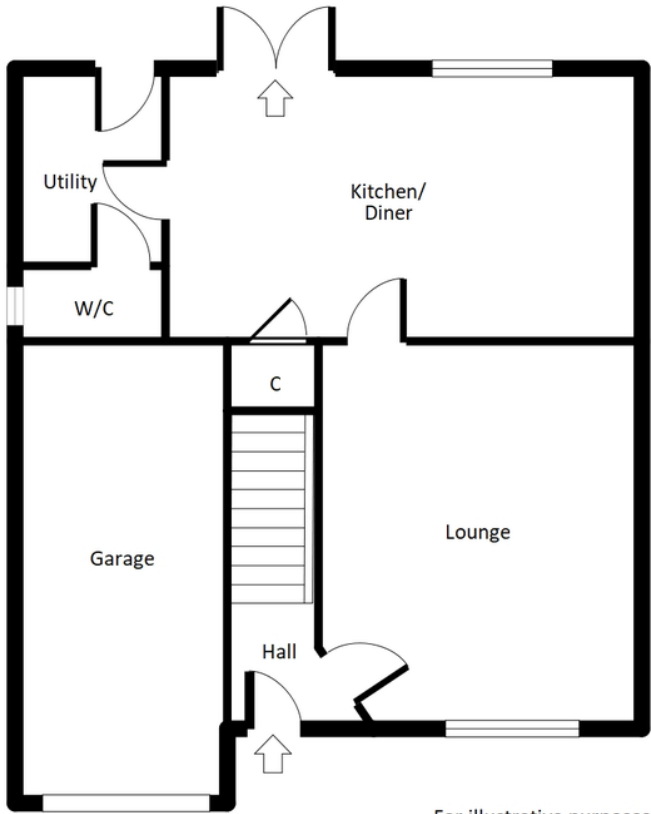


FRONT ASPECT A well-presented front aspect with a driveway, a lawn and access to the garage.

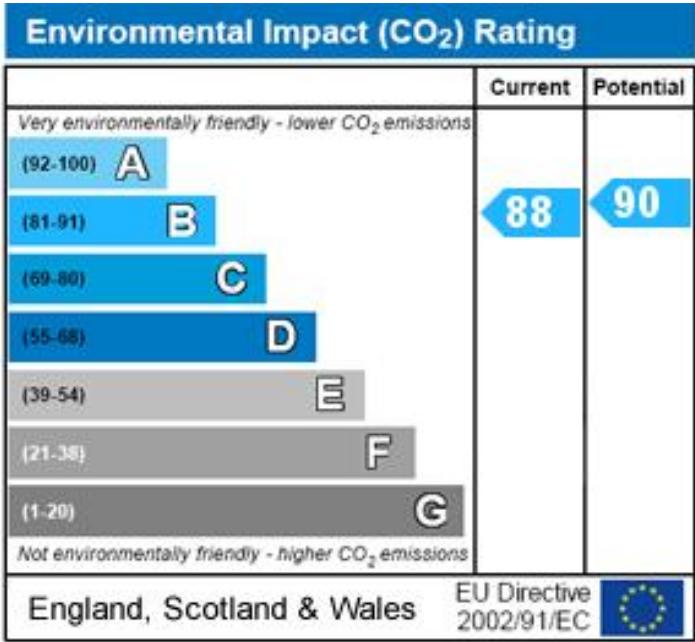
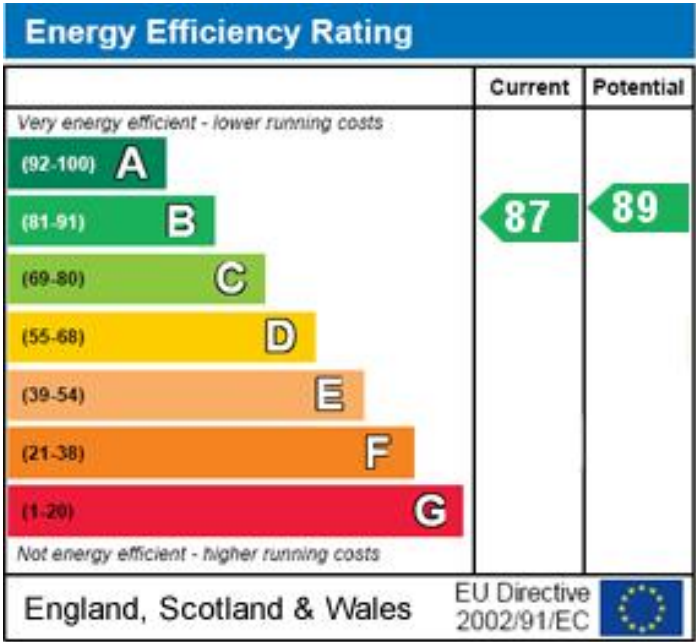
GARAGE Having an up-and-over door, power and lighting.

GARDEN A private rear garden with a paved seating area, a lawn and fencing along the boundaries.





For illustrative purposes only. Measurements are approximate and not to scale.
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2: These particulars do not constitute part or all of an offer or contract.
3: All measurements have been taken as a guide to prospective buyers only, and are not precise.
4: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
5: Up Estates has not tested any apparatus, equipment, fixtures, fittings or services, so cannot verify they are in working order or fit for their purpose.
6: Up Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.