



3 Bedroom Bungalow - Detached
located on Bulkington Road,
Hinckley
£450,000

UP Estates



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****DETACHED BUNGALOW - THREE BEDROOMS - IMPRESSIVE LOUNGE WITH BI-FOLDS - ON/OFF DRIVEWAY PARKING - REFITTED KITCHEN - PRIVATE, LOVELY GARDENT**** Up Estates are pleased to bring to market this attractively presented three bedroom property in the quiet village of Wolvey. Situated in a picturesque rural location whilst maintaining close links with the M69 and M6. The property comprises internally of: Entrance Hall, W/C Lounge Dining Room, Hall, Kitchen and three good sized bedrooms. Additionally, the property benefits from on/off driveway and lovely private Garden to the rear. Viewing of this property is highly recommended!

ROOM DESCRIPTIONS:

ENTRANCE HALL With doors leading to the Lounge Dining Room and Cloakroom.

CLOAKROOM Benefiting from a low level w/c, corner wash hand basin.

LOUNGE 27' 5" x 12' 9" (8.38 max m x 3.89m) Beautifully presented and benefiting from access via double glazed doors to the rear and modern feature fireplace. Additionally having access to the Dining Room.

KITCHEN 9' 8" x 8' 5" (2.97m x 2.59m) Including a matching range of wall and base mounted units with roll top work surfaces over, have a sink with drainer and mixer tap.

DINING ROOM 10' 9" x 14' 9" (3.3m x 4.5m) Light and spacious Dining Room having windows to multiple aspects and double doors leading to Garden. Additionally having storage Cupboard.

INNER HALL With doors leading to the Lounge and dining area, bedroom and family bathroom.

BEDROOM ONE 11' 8" x 10' 5" (3.58m x 3.20m) Having a central heated radiator and double glazed window to the front aspect.

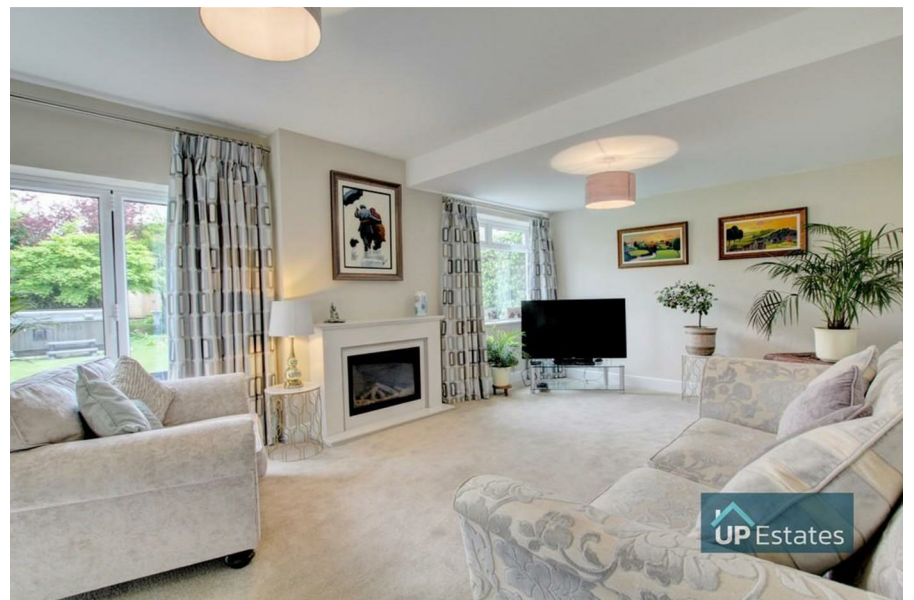
BEDROOM TWO 11' 1" x 8' 5" (3.40m x 2.59m) Having a central heated radiator and double glazed window to the front aspect.

BEDROOM THREE 9' 8" x 6' 7" (2.97 m Max x 2.03m) Having a central heated radiator and double glazed window to the side aspect and build in wardrobe.

REFITTED BATHROOM Being partially tiled and having a panelled bath with shower over, low level W/C, pedestal wash basin, a double glazed opaque window to side.

GARDEN Private Garden, extensive and having beautiful mature shrubbery to boarders. Benefiting from Hot Tub which could be included.

IMPORTANT NOTE TO PURCHASERS



£450,000

- DETACHED BUNGALOW
- PRIVATE, SECLUDED GARDEN
- THREE BEDROOMS
- IMPRESSIVE FEATURE LOUNGE
- REFITTED KITCHEN
- ON/OFF DRIVEWAY PARKING FOR MULTIPLE VEHICLES
- BATHROOM & SEPERATE WC
- QUIET VILLAGE LOCATION



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 contract 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.



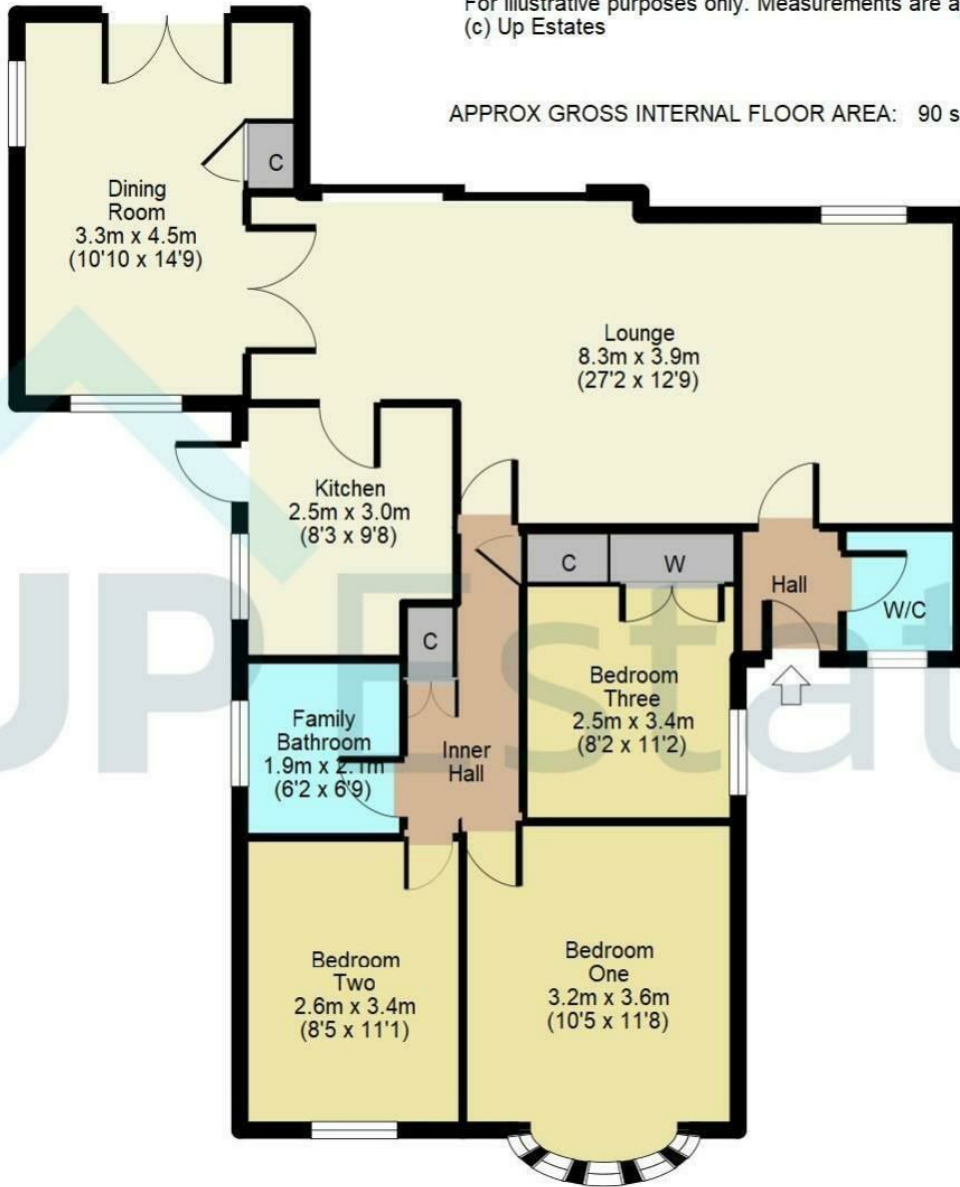


Bulkington Road, Wolvey, Hinckley



For illustrative purposes only. Measurements are approximate and not to scale
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APPROX GROSS INTERNAL FLOOR AREA: 90 sq. m / 969 sq. ft



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