



**4 Bedroom House - Detached**  
**located on Clarence Road, Hinckley**  
**£375,000**

**UP Estates**



**\*\*DETACHED FOUR BEDROOM FAMILY HOME IN HINCKLEY TOWN CENTRE\*\*TWO BATHROOMS, WC & UTILITY\*\*BEAUTIFUL OPEN PLAN KITCHEN DINER\*\* This beautifully presented, detached, contemporary family home is now available for purchase! Briefly comprising; 3 car driveway, entrance hall, living room, WC, utility room and open plan social living kitchen diner followed by private rear garden to the ground floor. On the first floor there are two large double bedrooms, a good sized single bedroom and the family bathroom. To the second floor is a sizeable double bedroom with stairs leading to open plan bath and shower area & door to WC. The property is situated within close proximity to Hinckley Town Centre for a range for amenities,**

#### **ENTRANCE HALL**

A welcoming entrance hall with views through to the rear of the property, double glazed window, doors to accommodation and stairs ascending to the first floor.

#### **LIVING ROOM**

11'5" x 15'3"

With double glazed window to the front aspect, under floor heating and space for furnishings.

#### **WC**

With low level WC, wall mounted vanity sink unit with tiling to splash back and opaque double glazed window to side aspect.

#### **UTILITY ROOM**

9'1" x 5'2"

Including opaque double glazed door to side aspect, extractor fan, wall and base mounted units with work surface over, splash back, inset sink with drainer and mixer tap, space and point for washing machine and tumble dryer and tiled flooring. There is a separate cupboard with pressure hot water cylinder, wall mounted boiler and control and point for under floor heating system.

#### **SOCIAL LIVING KITCHEN DINER**

15'11" x 18'4"

An impressive, bright and spacious room including modern range of wall and base mounted units, woodwork surfaces over, inset induction hob, extractor hood over, inset one and a half sink with drainer and mixer tap, integrated appliances include; dishwasher, fridge/freezer, double oven, microwave followed by inset spotlights, tiled flooring with under floor heating, sliding doors to rear garden and beautiful sky lantern.

£375,000

- FOUR BEDROOM DETACHED FAMILY HOME
- TWO BATHROOMS, WC & UTILITY
- RENOVATED THROUGHOUT
- HINCKLEY TOWN CENTRE LOCATION
- PRIVATE REAR GARDEN
- THREE STOREY PROPERTY
- VIEWING IS ESSENTIAL!





#### **REAR ASPECT**

A gorgeous, private rear garden initially paved followed by lawn with fenced boundary, external water tap, shed, gated side access and mature shrubbery.

#### **LANDING**

With double glazed window and doors to accommodation.

#### **BEDROOM TWO**

14'2" x 12'5"

A spacious double bedroom with double glazed window and central heated radiator.

#### **BEDROOM THREE**

9'6" x 13'7"

A spacious double bedroom with double glazed window and central heated radiator.

#### **BEDROOM FOUR**

12'9" x 5'9"

A good sized single bedroom with double glazed window and central heated radiator.



### **FAMILY BATHROOM**

9'8" x 6'5"

Being partially tiled and having low level WC, hand wash basin mounted in vanity unit, paneled bath, enclosed and tiled shower cubicle with power shower, chrome contemporary towel radiator, tiled flooring, opaque double glazed window, inset spotlight, extractor fan and inset ceiling speaker system.

### **LANDING TWO**

With double glazed window, door to bedroom and stairs ascending to the office area.

### **OFFICE AREA**

A versatile space great for an office or study, with radiator, access to eaves storage, ceiling window, opaque double glazed window to side and spindle balustrade.



### **BEDROOM ONE**

13'8" x 12'5"

With double glazed window, radiator, half vaulted ceiling, television point, wardrobes with sliding mirror doors and stairs ascending to the bath and shower area.

### **BATH AND SHOWER AREA**

8'2" x 9'6"

Having a free standing bath, enclosed and tiled shower cubicle with glass door and power shower, inset spotlights, hand wash basin mounted in vanity unit, extractor fan, inset spotlights, tiled flooring, chrome towel radiator, opaque double glazed window to side aspect and door to WC.

### **WC**

With low level WC, opaque double glazed window to side aspect, inset spotlights and tiled flooring.



### **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 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.





Clarence Road, Hinckley





Total Area: 145.1 m<sup>2</sup> ... 1562 ft<sup>2</sup>

All measurements are approximate and for display purposes only

## CONTACT

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