



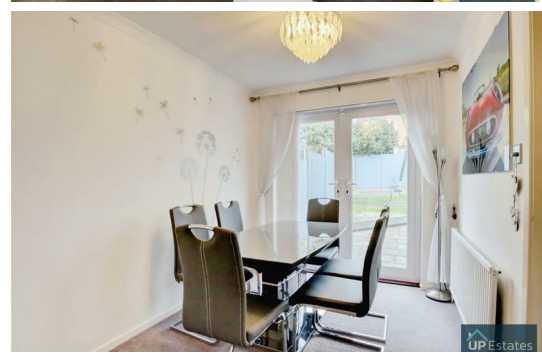
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**3 Bed
House - Semi-Detached
located in**

UP Estates



3



1



2



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£270,000

****Superb Semi Detached Home - Three Bedrooms - Flexible Downstairs Living Accommodation - Scope For Further Utilisation**** Excellent opportunity to purchase this well presented modern style Jelson built semi detached family home situated on this sought after spot in Hinckley. Located within walking distance of a parade of shops, doctors surgery, Battling Brook School, parks and green spaces, bus service, the Town Centre and good access to major road links. In brief the property comprises: entrance porch, entrance hall, lounge, dining room, kitchen, utility room and store room area. Three bedrooms and shower room. Wide driveway to a carport and garage. Ample room for an extension subject to planning permission and all necessary constraints. Hard landscaped sunny rear garden. Viewing recommended.

Entrance Porch - with wall mounted consumer unit and power point. Further UPVC SUDG front door to

Entrance Hallway - with double panelled radiator. Digital programmer and thermostat for the central heating and domestic hot water. Stairway to first floor. Attractive white 6 panel interior doors to

Front Lounge - 3.47 x 3.97 (11'4" x 13'0") - with feature fireplace having ornamental white plaster surrounds, raised marble hearth and backing incorporating a living flame coal effect gas fire. Single panelled radiator. Coving to ceiling. TV aerial point, including Virgin Media. Two matching wall lights. UPVC SUDG bay window to front with built in blind. Folding white double doors to

Rear Dining Room - 2.37 x 3.26 (7'9" x 10'8") - with single panelled radiator. Coving to ceiling. Useful under stairs storage cupboard with light and power. UPVC SUDG French doors to rear garden with built in vertical blind.

Refitted Kitchen To Rear - 3.26 x 1.95 (10'8" x 6'4") - with a fashionable range of gloss white fitted kitchen units with soft close doors consisting inset single drainer stainless steel sink unit with mixer taps above, cupboard beneath. Further matching floor mounted cupboard units and three drawer unit. Contrasting walnut finish roll edge working surfaces above with inset four ring ceramic hob unit. Double fan assisted oven with grill. Stainless steel chimney extractor hood. Matching upstands. Tiled splashbacks. Further matching wall mounted cupboard units, one concealing the integrated microwave oven. Integrated dishwasher and washing machine. Concealed lighting over the working surfaces. Radiator. Grey slate Karndean flooring. UPVC SUDG door to

Utility Room - 2.41 x 1.79 (7'10" x 5'10") - with matching units from the kitchen consisting of a range of floor mounted cupboard units and four drawer unit. Contrasting roll edge working surfaces above. Appliance recess points. Grey slate finish Karndean flooring. Wooden glazed door to

Family Room To Side - 3.37 x 9.68 (11'0" x 31'9") - with cold water tap. Light. Power. Hard wood and glazed door leads to the rear garden.

First Floor Landing - with door to the airing cupboard housing the Vaillant gas condensing combination boiler for central heating and domestic hot water. Loft access with extending aluminium ladder for access. The loft is partially boarded with lighting.

Front Bedroom One - 2.66 x 3.95 (8'8" x 12'11") - with built in double wardrobe in white wood grain. Single panelled radiator. Ceiling mounted fan light. TV aerial point. Coving to ceiling. Wood grain flooring.

Bedroom Two To Rear - 2.60 x 2.28 (8'6" x 7'5") - with a range of fitted bedroom furniture in white consisting one single wardrobe unit. Wall mounted bridge of storage cupboards over the bedhead. Radiator. TV aerial lead. Coving to ceiling.

Bedroom Three To Rear - 1.76 x 2.31 (5'9" x 7'6") - with single panelled radiator. Coving to ceiling.

Refitted Shower Room - 2.23 x 1.71 (7'3" x 5'7") - with a white suite consisting double shower cubicle with glazed shower door. Vanity sink unit with gloss white double cupboard beneath. Low level WC. Chrome heated towel rail. Wall mounted mirror fronted illuminated bathroom cabinet. One tall gloss white bathroom cabinet. Contrasting PVC decorative tiled surrounds. Laminate wood strip flooring. Extractor fan.

Outside - the property is set back from the road having a full width decorative stone and slabbed driveway to front offering ample car parking, leading down the side of the property through double metal and single pedestrian door to a full length car port/ family room. There is a detached sectional concrete garage (2.48 x 5.54) with up and over door to front, window to side. A hardwood panelled and glazed door leads between the house and the garage to the fully fenced and enclosed rear garden which has been hard landscaped having a full width shaped flagstone patio adjacent to the rear of the property edged by railway sleepers. There are decorative stoned garden areas. To the top of the garden is a further full width flagstone patio with surrounding trellising. There are various inset shrubs and trees. Outside security light.

IMPORTANT NOTE TO PURCHASERS

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.





Total Area: 134.0 m² ... 1442 ft² inc Store Room
 All measurements are approximate and for display purposes only

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			84
(81-91) B			
(69-80) C		69	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC 	

DIRECTIONS

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