

**4 Bedroom House - Detached**  
**located on Clarence Road, Hinckley**  
**£575,000**

**UP Estates**



SUPERBLY PRESENTED DETACHED PROPERTY WHICH HAS BEEN EXTENDED AND MODERNISED THROUGHOUT. Here is a unique opportunity to purchase this well appointed, four bedroom detached property which has the benefit of an extended kitchen/ diner and is in excellent condition throughout. The property is situated in close proximity to Hinckley town centre on a quiet street backing on to Queens Park and is well proportioned throughout having the benefit of two reception rooms and an impressive entrance hallway. In brief the property comprises; Entrance hallway, cloakroom, lounge, snug, kitchen/ diner, study, utility and garage store to the ground floor. To the first floor there are four bedrooms with bedroom one having an ensuite and a family bathroom. Externally there is a good sized rear garden with patio area.

#### FRONT ASPECT

Having a block paved driveway with parking for four vehicles and access via gate to the side aspect.

#### ENTRANCE HALLWAY

12'7" x 10'5"

Benefiting from bespoke fitted cupboards, panelling, two central heated radiators and entrance door with stained glass double glazed windows.

#### HALLWAY

8'0" x 12'7"

With stairs rising to the first floor, panelling, under stair storage, double glazed window to the front aspect and a central heated radiator.

#### CLOAKROOM

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

#### LOUNGE

14'10" x 17'10"

Benefiting from a feature fireplace with two central heated radiators and double glazed windows to the front aspect and French doors opening to the rear garden.

#### SNUG

12'5" x 11'1"

Having fitted shelving, integrated surround sound speaker system, double glazed windows and door to the rear aspect and two central heated radiators.

£575,000

- EXTENDED DETACHED PROPERTY
- STUNNING KITCHEN/ DINER
- TWO RECEPTION ROOMS
- IMPRESSIVE ENTRANCE HALLWAY
- FOUR BEDROOMS
- BATHROOM AND ENSUITE
- LARGE REAR GARDEN





**KITCHEN / DINER**

16'2" x 24'0" max

Benefiting from a matching range of wall and base mounted units with roll top work tops with upstand, having an island with seating area, electric range cooker with extractor chimney over, large fridge/freezer, stainless steel sink with drainer and mixer tap, integrated dishwasher, integrated bluetooth amp with ceiling speakers, double glazed windows to the rear and side aspect with French doors opening to the garden, double glazed lantern, there are three central heated radiators and space for a dining table.

**STUDY**

5'6" x 6'6"

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

**UTILITY**

5'6" x 4'11"

Having matching wall and base mounted units with roll top work top with stainless steel sink with drainer and mixer tap, central heated radiator and door leading to the garage store.

**LANDING**

Benefiting from an airing cupboard, doors leading to bedrooms, central heated radiator and a double glazed window to the side aspect.





#### **BEDROOM ONE**

14'10" x 17'10" max

Benefiting from dual aspect windows and built in wardrobe.

#### **ENSUITE**

Having a tiled shower cubicle, pedestal wash basin and low level w/c with a central heated radiator and towel rail.

#### **BEDROOM TWO**

12'5" x 11'1"

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

#### **BEDROOM THREE**

9'11" x 7'6"

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

#### **BATHROOM**

Benefiting from a white suite comprising, shower, bath, pedestal wash basin and low level w/c being part tiled and panelling. Having a central heated radiator and towel rail and an opaque double glazed window to the front aspect.

#### **BEDROOM FOUR**

8'2" x 9'0"

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

#### **GARAGE STORE**

10'8" x 9'10"

Having an electric roller garage door and power and lighting.

#### **REAR GARDEN**

Having a large patio area which extends to a lawn with play area and shrubbery to boundaries.

#### **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 contract through the conveyances and as the marketing estate agent none of our particulars or conversations are legally binding, only the legal solicitor paperwork.

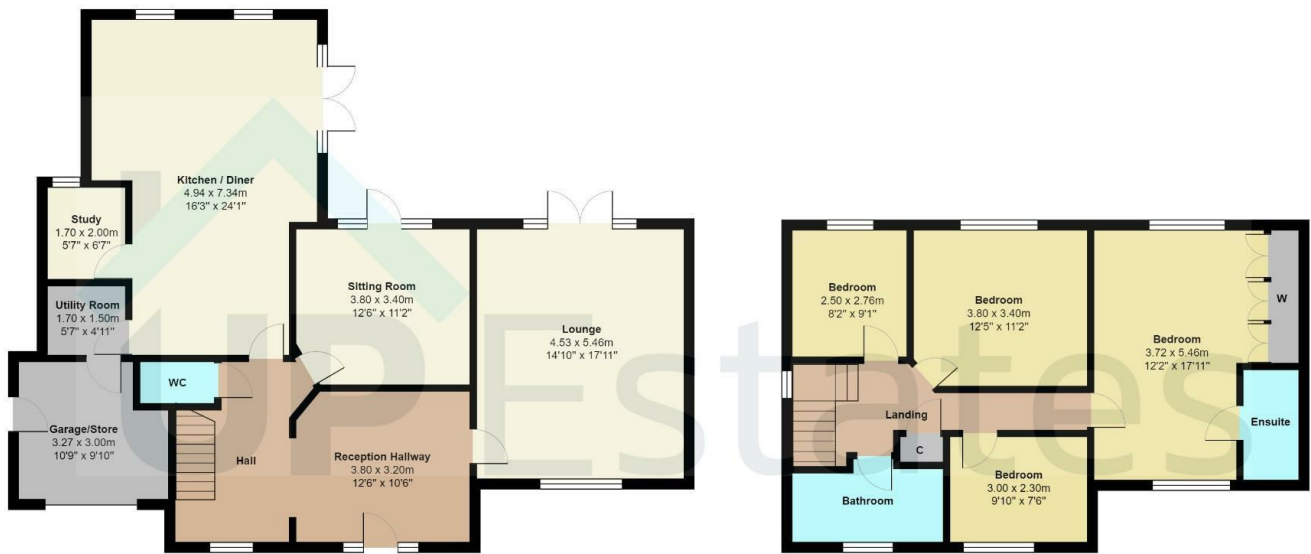
Up Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. This property is marketed on behalf of a connected person/party to Up Estates.





Clarence Road, Hinckley





Total Area: 171.2 m<sup>2</sup> ... 1843 ft<sup>2</sup> (excluding garage/store)  
 All measurements are approximate and for display purposes only

## CONTACT

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