



**5 Bedroom House - Detached**  
**located on Wykin Road, Hinckley**  
**£575,000**

**UP Estates**



**\*\*Magnificent "nearly new" Detached Executive Residence - High Specification Finish Throughout - Beautiful Living Kitchen Diner - Four/Five Bedrooms - Three Bathrooms - Gated, Private Position\*\***  
This remarkable home comes to the market for the very first time, ready for immediate luxury living in this spacious property - which boasts circa 2,200 sq ft of accommodation throughout. Done to a quality finish throughout, including oak internal doors, LVT flooring, ceramic worktops, bi-folding doors to garden, render and composite cladding externally, vaulted hallway and gallery landing, as well as stylish and fun kids bedrooms!

### Property Overview

Externally the property has contemporary composite cladding, and anthracite glazing and electric roller door, with ample side elevation access to the landscaped, low maintenance rear garden.

Upon entering the double height reception hallway, one appreciates the light filled aspects this home has. With a well proportioned ground floor office reception room, which is fully fitted out with a stylish range of wall and base units, this study could viably accommodate a few parties working, or be turned into a further reception room, or bedroom, given the convenience of the adjacent to the ground floor shower room.

The Living Kitchen Diner is the heart of the home, where the current owners have hosted many a dinner party or large family gathering, with this room offering a large peninsular island, sizeable built in wall and base mounted units, as well as space for a dining table and access to the Utility Room via hideaway pocket door. The Lounge is ideal in proportion, roomy and functional enough for day to day life, yet can be a relaxing formal evening space too.

Having an impressive Principal Bedroom suite with walk in Dressing Room and En-Suite, whilst the other bedrooms have been custom designed with climbing walls, dens above beds, whilst the 4th upstairs bedroom is a fully equipped gym, with full height satin glazing at present, this room could equally too could be a fantastic bedroom.

Designed to offer flexible, functional living space, with generous dimensions throughout, and ample built in storage, including electric door to garage, this property in brief comprises: Double Height Reception Hall, Formal Lounge, Office Reception Room, Living Kitchen Diner and Utility Room to the Ground Floor. There is a light filled Landing, Four Double Bedrooms (one currently in use as a fully fitted gym) and Family Bathroom. Externally there is off road parking for 4+ vehicles, via part paved and stoned gated driveway, as well as a lovely rear garden.

### IMPORTANT NOTE TO PURCHASERS

Intending purchasers will be asked to produce identification documentation for Anti Money

£575,000

- Modern Executive Detached Home - circa 2,200 sq ft!
- Gated, Set Back, Private Position
- Four Upstairs Double Bedrooms + Ground Floor Bedroom Option
- Stunning Living Kitchen Diner
- Double Height Reception Hallway
- Three Full Bathroom Suites, One Downstairs
- Interior Designed Formal Lounge
- Ground Floor Utility Room & Spacious Office Reception Room
- Single Garage & Driveway Parking For At Least Four Vehicles
- Bespoke Features, Luxury Fixtures & Fittings Throughout





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.





Wykin Road, Hinckley





Total Area: 205.0 m<sup>2</sup> ... 2207 ft<sup>2</sup>

All measurements are approximate and for display purposes only

## CONTACT

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