

**4 Bedroom House - Semi-Detached**  
**located on Watling Street, Hinckley**  
**£340,000**

**UP Estates**



NO CHAIN \*\*SPACE & VALUE FOR MONEY - AMPLE GATED DRIVEWAY PARKING - WELL PRESENTED SPACIOUS SEMI DETACHED\*\* Extended, three/ four bedroom semi-detached family home, presented to a high standard throughout and features two large reception rooms and a large kitchen. In brief the accommodation comprises of an inviting reception room, dining room, modern fitted kitchen with breakfast bar, ground floor bathroom, three bedrooms and walk in wardrobe and a fully tiled family bathroom to the first floor. The property benefits from central heated radiators, double glazed windows and modern décor throughout. Externally the property benefits from gated access, with a large driveway and a easily maintained rear garden. Viewing is advised to fully appreciate the size and presentation of this property.

### ROOM DESCRIPTIONS

**LOUNGE** 17' 2" x 21' 7" (5.24m x 6.58m) An open and inviting reception room offering feature electric fireplace with decorative surround, two central heated radiators, double glazed bay window to the front aspect, stairs ascending to the first floor and access through to ground floor bathroom.

**BATHROOM** 4' 8" x 10' 7" (1.43m x 3.25m) Ground floor bathroom being fully tiled and offering three piece suite comprising of panelled bathtub with shower over, low level WC and vanity unit with wash basin, central heated towel rail and double glazed opaque window to the rear aspect.

**DINING ROOM** 10' 0" x 21' 3" (3.05m x 6.5m) Second reception room having central heated radiator, double glazed window to the front and side aspect, door leading through to the kitchen.

**KITCHEN** 20' 7" x 10' 7" (6.29m x 3.25m) A modern and spacious kitchen having tiled flooring, a neat range of wall and base mounted units with granite work surfaces over, breakfast bar, tiled splash backs, range cooker with extractor fan over, integrated microwave, dishwasher and fridge/ freezer, stainless steel sink with drainer and mixer tap, central heated radiator, coving to the ceiling, double glazed window to the rear aspect and French doors opening onto the rear garden.

**LANDING** A spacious landing area with stairs ascending from the ground floor, double glazed window to the rear aspect, central heated radiator and doors leading through to the bedrooms and family bathroom.

**BEDROOM ONE** 10' 11" x 13' 3" (3.35m x 4.06m) First bedroom benefiting from central heated radiator, feature electric fireplace and double glazed bay window to the front aspect, access to dressing room.

**DRESSING ROOM** 6' 1" x 5' 10" (1.86m x 1.8m) Dressing room which was originally the fourth bedroom, leading on from the first bedroom offering central heated radiator and double glazed window to the front aspect.

**BEDROOM TWO** 9' 10" x 11' 8" (3m x 3.58m) Second bedroom benefiting from a range of fitted wardrobes, central heated radiator and double glazed window to the front aspect.

**BATHROOM** 9' 8" x 9' 2" (2.95m x 2.8m) A modern fully tiled family bathroom, central heated towel rail, four piece suite comprising of walk in shower cubicle, Jacuzzi bathtub, low level WC and vanity unit with wash basin and double glazed opaque window to the rear aspect.

**BEDROOM THREE** 10' 11" x 10' 7" (3.35m x 3.24m) Third bedroom having central heated radiator and double glazed window to the rear aspect.

**FRONT ASPECT** A large driveway providing parking for multiple vehicles, gated access to the front aspect.

**REAR ASPECT** An easily maintained rear aspect having an initial patio area with high fencing to the boundaries to ensure privacy.

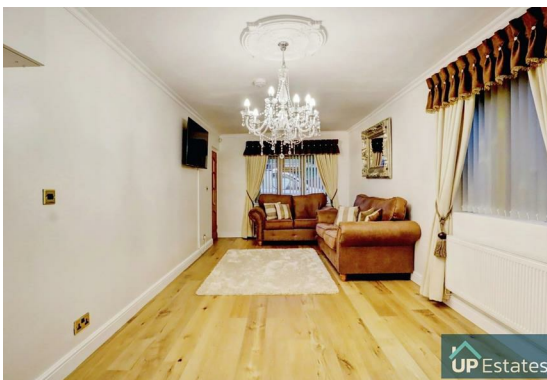
### IMPORTANT NOTE TO PURCHASERS

Intending purchasers will be asked to produce identification documentation for Anti Money Laundering Regulations at a later stage

£340,000

- NO CHAIN
- EXTENDED SEMI DETACHED
- THREE/FOUR BEDROOMS
- GATED DRIVEWAY PARKING
- SPACIOUS ACCOMODATION
- GOOD CONDITION THROUGHOUT





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.

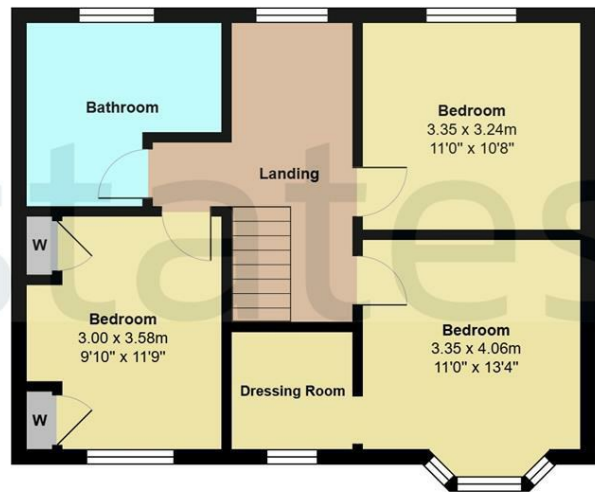
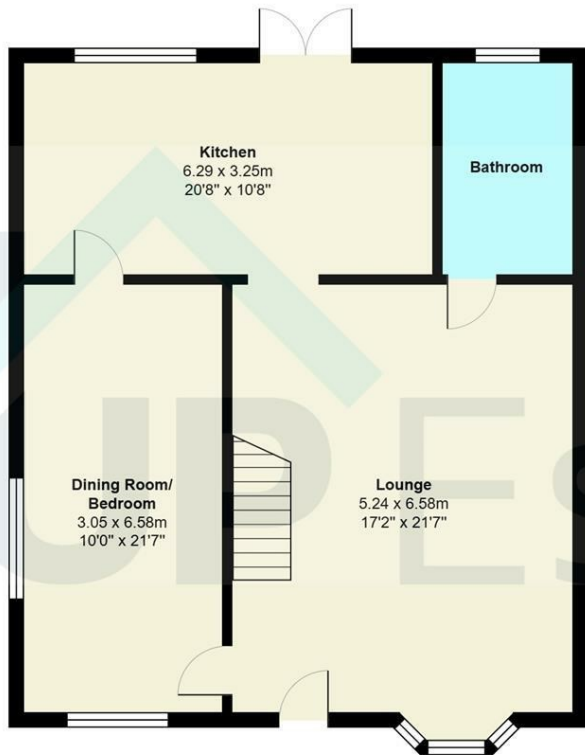
Up Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.





Watling Street, Hinckley





Total Area: 141.5 m<sup>2</sup> ... 1523 ft<sup>2</sup>

All measurements are approximate and for display purposes only

## CONTACT

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