



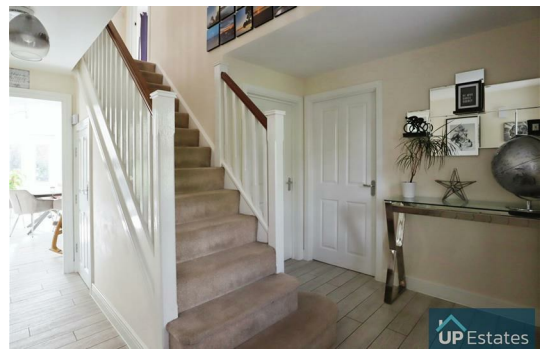
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**5 Bedroom House - Detached**  
**located on Helsinki Drive, Hinckley**  
**£600,000**

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**\*\*CHECK OUT THE FLOORPLAN OF 2,470 SQFT OF ACCOMMODATION\*\* \*\*MODERN THREE STOREY - FIVE BEDROOMS - FAMILY BATHROOM, TWO EN-SUITES - GORGEOUS FRONT VIEWS - MULTIPLE RECEPTION ROOMS\*\***

This modern, three storey detached house is located on the highly sought after Helsinki Drive in the town of Hinckley. This property has five bedrooms, two of them featuring en-suites, and a family bathroom to ensure everyone's needs are met. With a dining area and separate lounge, this sizable property is perfect for family life and gatherings alike.

This property can be accessed via a private driveway, and features gorgeous views overlooking the immaculate Hinckley Golf Course. With a property as great as this, you can also rest with complete confidence.

While this property does benefit from being on the peaceful outer edge of Hinckley, you are close enough that you always have quick access to local amenities. Superstores, leisure centre, good secondary schools as well as a country park are just some of the local access points you will find close to your potential new doorstep.

Seeing this property is a must - once you've had a look inside and out, it will be hard not to imagine yourselves living here.

Contact Up Estates today to organise a viewing!



#### **Entrance Hall**

Having a composite door and UPVC double glazed window to the front aspect, radiator, under stairs cupboard, staircase leading to the first floor.

#### **Cloakroom**

Having a tiled flooring, low flush W/C and wash hand basin, radiator and extractor fan.

#### **Living Kitchen Diner**

16'2" x 17'0"

Benefiting from a range of base and wall units, associated work surfaces and centre island, split level 5 burner gas hob, electric fan assisted double oven, ducted extractor hood, 1.5. bore stainless steel sink, fitted dishwasher, radiators, laminate floor, double glazed french doors and double glazed window,

#### **Utility Room**

6'11" x 6'9"

Wall mounted fan assisted gas fired condensing boiler (Ideal Logic Heat 15), stainless steel sink unit, base units, associated work surface, double glazed door, laminate floor extractor fan and plumbing for a washing machine.

#### **Dining Room**

10'3" x 8'11"

Having double glazed window and radiator.

#### **Study**

7'11" x 7'11"

Having double glazed window and radiator.

£600,000

- Modern Three Storey Detached
- Three Reception Rooms
- Five Bedrooms
- Two Ensuites and Bathroom
- Double Garage
- Private Drive
- Views Overlooking Hinckley Golf Course





**Lounge**

11'9" x 21'8"

Benefiting from a stunning media wall that has been fitted in the last 12 months, double glazed french doors and radiators.

**First Floor Landing**

With stairs leading to the second floor and window

**Bedroom Two**

12'0" x 11'1"

Having two fitted double wardrobes, double glazed window and radiator.

**Ensuite**

Having a double shower cubicle with chrome mixer shower and side screen, wash hand basin, low flush wc, laminate floor, radiator extractor fan and radiator.

**Bedroom Three**

12'0" x 9'7"

Having fitted wardrobes, double glazed window and radiator.

**Bedroom Four**

10'4" x 9'4"

Having a double glazed window and radiator.





#### **Family Bathroom**

Full suite in white, comprising of panel bath, wash hand basin, low flush W/C, fitted separate shower cubicle with chrome mixer shower, double glazed window and towel rail.

#### **Bedroom Five**

10'4" x 7'0"

Having a double glazed window and radiator.

#### **Bedroom One**

20'9" x 18'3"

Located on the second floor the having a double glazed window, velux window and radiator.

#### **Dressing Area**

13'4" x 7'7"

Having a double glazed window, radiator, fitted twin double wardrobes and airing cupboard.



#### **Ensuite Bathroom**

Having a panel bath, wash hand basins in vanity units, low flush W/C, fitted separate double shower cubicle with chrome mixer shower, heated towel rail/ radiator, obscure double glazed velux roof light and ceramic tiling.

#### **Rear Garden**

Good sized rear garden which is low maintenance and consists of patio, artificial lawn, low running power sauna which is currently located in the rear garden and access to garage.

#### **Detached Double Garage**

17'8" x 17'10"

Currently used as a gym and having up and over doors and power and lighting



#### **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.

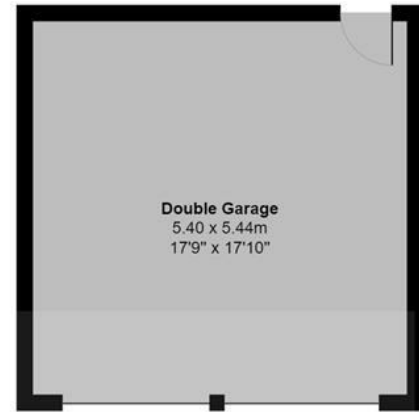
Up Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.





Helsinki Drive, Hinckley





Total Area: 229.4 m<sup>2</sup> ... 2470 ft<sup>2</sup>

All measurements are approximate and for display purposes only

## CONTACT

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